



Mike Balkman Council
Chambers
9770 Culver Blvd. Culver
City, CA 90232



Mayor Freddy Puza
Vice Mayor Bubba Fish
Member Yasmine-Imani McMorrin
Member Dan O'Brien
Member Albert Vera

City Council Meeting Agenda

**Regular Meeting of the City Council,
Successor Agency to the Culver City
Redevelopment Agency Board, Culver City
Parking Authority Board, Redevelopment
Financing Authority Board, and Culver City
Housing Authority Board**

7:00 PM

Monday, March 16, 2026

MEETING INFORMATION AND ACCOMMODATION:

To ensure public safety during City Council meetings, beginning August 12, 2024, all persons entering the Mike Balkman Council Chambers during a City Council meeting must pass through a security screening, including a metal detector and bag inspection. Firearms, knives, weapons, and signs larger than 18 x 24 inches are prohibited from City Council Chambers and no one with any of these items will be permitted to enter. See California Penal Code §171b and City Council Policy 4008 for more information.

Complete information on how to attend and participate in a City meeting and provide public comment can be found at www.culvercity.org/agendas.

In addition to attending meetings in person, meetings may be viewed 1) live online at www.culvercity.org/meetings by clicking on the "In Progress" link, 2) via [YouTube.com/c/CityofCulverCityGov](https://www.youtube.com/c/CityofCulverCityGov), or 3) via the Zoom meeting link at www.culvercity.org/agendas. Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at www.culvercity.org/agendas. Please note that virtual attendance is a courtesy offering and that technical difficulties shall not require that a meeting be postponed.

City Council meetings may also be viewed live in Culver City on Channel 35 (Spectrum subscribers), on Channel 37 (Frontier subscribers), and Channel 99 (AT&T U-Verse subscribers). Please check channel guide listings for your provider.

Childcare is available for people attending City Council meetings. For more

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information on how to register, please visit www.culvercity.org/meetings or call (310) 253-6650.

Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at (310) 253-5851 or via email at city.clerk@culvercity.org.

PUBLIC COMMENT:

The meeting body will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the specific body. The body cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

WRITTEN COMMENTS: Please provide comments via eComment at www.culvercity.org/meetings. Locate the appropriate meeting and click on the highlighted eComment link. You may need to register once. Those comments received 4 hours in advance of the start time will be provided to the body members and become part of the official public record through a motion to receive and file correspondence. If you do not want your personal information included in the official record, please do not include your address, phone number or other private information in your comments. Please be advised, written comments WILL NOT be read aloud during the meeting.

ORAL COMMENTS: Speakers must register to speak online at www.culvercity.org/agendas. Please indicate how you will attend (in-person or virtually) and the agenda item(s) for which you wish to make a comment. Speakers will be called in chronological order, based on when they registered. At the start of each agenda item, staff will read aloud the names of those who have requested to speak on an agenda item. Requests to speak must be received before the start of the public comment period for that agenda item or will not be considered. A QR code will be available for those wishing to sign up once they arrive to the meeting. Requests to speak will no longer be accepted through Zoom chat, only by completing the online form. Those without internet should contact 310.253.5851 during business hours for help signing up to

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Speak in advance or by speaking to staff upon arrival to the meeting room.

AUTHORITY OF PRESIDING OFFICER:

Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore, the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business. The presiding officer may also, from time to time, re-order the items on the agenda in order to effectively conduct the City Council meeting.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:

The Agenda, staff reports and attachments are available online at www.culvercity.org/agendas. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by contacting the City Clerk's Office at City Hall via phone at (310) 253-5851 or email at city.clerk@culvercity.org.

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(b), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.

NOTE: AT OR ABOUT 11:00 P.M., MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CALL TO ORDER & ROLL CALL

CLOSED SESSION - 5:30 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes. The City Council shall convene in closed session to consider the following matter(s):

- CS-1. [26-610](#) CC: CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)**
- CS-2. [26-611](#) CC: CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(4)**
- CS-3. [26-612](#) CC: CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 10401 VIRGINIA AVENUE, CULVER CITY, CA 90232
CITY NEGOTIATOR: MARK MUENZER, PLANNING AND
DEVELOPMENT DIRECTOR
OTHER PARTIES' NEGOTIATOR: KEITH MCNUTT,
VICE-PRESIDENT, ACTORS FUND HOUSING
DEVELOPMENT CORPORATION
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

CS-4. [26-632](#) CC: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
RE: SARAH BETH LANE V. CITY OF CULVER CITY
CASE NO. 24SMCV01168
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(1)

CS-5. [26-648](#) CC: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
RE: YOUNG SOON HONG V. CITY OF CULVER CITY
CASE NO. 24SMCV02767
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(1)

RECOGNITION PRESENTATIONS - 6:30 PM

R-1. [26-649](#) CC - RECOGNITION OF OUTSTANDING LIFE SAVING EFFORTS PERFORMED BY ATHLETIC TRAINER, JONATHAN RIVAS, AT CULVER CITY HIGH SCHOOL.

R-2. [26-647](#) CC - RECOGNITION OF OUTSTANDING LIFE SAVING EFFORTS PERFORMED BY LIFEGUARDS ADRIAN ESQUEDA, GRACIELA GALVAN, KALEN LEHMANN, AND JESUS SANTIAGO AT THE CULVER CITY PLUNGE SWIMMING POOL.

REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

REPORT ON ACTION TAKEN IN CLOSED SESSION

COMMUNITY ANNOUNCEMENTS BY MEMBERS/UPDATES FROM COMMISSION, BOARDS AND/OR COMMITTEES/INFORMATION ITEMS FROM STAFF

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Note: Council Members will have up to two minutes each to provide announcements (not including requests to "adjourn in memory".) Any additional announcements and/or requests to place items on a future agenda may be held to the end of the City Council Meeting, after all other business appearing on the agenda has been completed.

JOINT PUBLIC COMMENT - Items NOT on the Agenda (Limit 20 Minutes)

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must be submitted to the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each comment may be up to three minutes in length. Ceding of time to another speaker is not permitted for comments made on Items NOT on the Agenda.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails sent to public.comment@culvercity.org) on subjects not appearing on the agenda that were received by the City Clerk's Office. Comments received in writing up to four hours before the meeting's regular session start time on the meeting date will be distributed to the City Council Members and become part of the official record of the meeting.

ORDER OF THE AGENDA

Note: The presiding officer or City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

CONSENT CALENDAR

Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under

these items must be filed with the City Clerk before the Consent Calendar is called by the presiding officer. Speakers will be provided one opportunity to make comments on all consent calendar items at once. Any Consent Calendar item that is pulled for discussion by a Council Member (not including brief questions, points of clarification and the like, which can be handled quickly), may be pulled from the Consent Calendar and considered later in the agenda, at the discretion of the presiding officer or City Council.

- C-1. [26-630](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR FEBRUARY 28, 2026 TO MARCH 6, 2026.**

Attachments: [Final Cash Disbursements for City Council - 260316](#)

- C-2. [26-324](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY, DBA (RODEWAY INN) FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$210,000 FOR CLIENT DAMAGES AND LEGAL EXPENSES.**

- C-3. [26-551](#) CC - CONSENT ITEM: APPROVAL OF A GENERAL SERVICES AGREEMENT WITH UNITED SITE SERVICES IN AN AMOUNT NOT TO EXCEED \$89,572.75 FOR THREE YEARS, WITH TWO OPTIONAL ONE-YEAR EXTENSIONS, TO PROVIDE PORTABLE RESTROOM, HANDWASHING STATIONS, THREE-COMPARTMENT SINKS, AND FENCING SERVICES FOR FIESTA LA BALLONA.**

- C-4. [26-592](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION TO ACCEPT A GRANT AWARD IN THE AMOUNT OF \$35,000 FROM THE NATIONAL FITNESS CAMPAIGN AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT® AT TELLEFSON PARK OR CULVER CITY PARK AS PART OF THE 2026 NATIONAL FITNESS CAMPAIGN.**

Attachments: [2026-03-16 - ATT 1 Proposed Resolution for Fitness Court Studio.pdf](#)
[2026-03-16 - ATT 2 Culver City, CA - 2026 Notice of Award & Grant Program Requirements](#)

- C-5.**[26-615](#) **CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING AND CONFIRMING THE FINDINGS OF THE 2025 ANNUAL HOUSING ELEMENT PROGRESS REPORT AND 2025 GENERAL PLAN ANNUAL PROGRESS REPORT.**

Attachments: [2026-03-16 ATT - Proposed Resolution Including Housing Element Progress Report and General Plan Annual Progress Report.pdf](#)
[2026-03-16 ATT – 2025 Housing Element Annual Progress Report](#)
[2026-03-16 ATT – 2025 General Plan Annual Progress Report](#)

- C-6.**[26-616](#) **CC - CONSENT ITEM: (1) APPROVAL OF A SIDE LETTER OF AGREEMENT (LOA) TO THE 2023-2026 CULVER CITY EMPLOYEES ASSOCIATION (CCEA) MEMORANDUM OF UNDERSTANDING (MOU) FOR A 15% SALARY ADJUSTMENT TO THE FLEET SERVICES SUPERVISOR CLASSIFICATION; AND (2) ADOPTION OF A RESOLUTION ADOPTING AN UPDATED CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES, EFFECTIVE MARCH 23, 2026 TO REFLECT THE FLEET SERVICES SUPERVISOR SALARY ADJUSTMENT.**

Attachments: [2026_03_16_ATT_1_Resolution Adopting Salary Schedule.pdf](#)

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- C-7. [26-624](#) **CC - CONSENT ITEM: APPROVAL OF CULVER CITYBUS REGIONAL TRANSIT PROVIDER AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR THE 2026 FIFA WORLD CUP GAMES ENHANCED TRANSIT SERVICE (“WCGETS”).**
- C-8. [26-622](#) **CC - CONSENT ITEM: ADOPTION OF A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR THE STATE OF CALIFORNIA PROHOUSING INCENTIVE PROGRAM (PIP) GRANT FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BY THE HOUSING AND HUMAN SERVICES DEPARTMENT.**

Attachments: [2026-03-16 ATT1 PIP Guidelines.pdf](#)
[2026-03-16 ATT2 PIP Resolution.pdf](#)

PUBLIC HEARINGS AND ACTION ITEMS

Note: The Public Hearing or Action Item with the most public comment cards on file with the City Clerk may be considered by the City Council as the first item, at the discretion of the presiding officer or City Council. The remaining Public Hearing and Action items shall be considered in the order they appear on the agenda, unless re-ordered by the presiding officer or City Council.

ACTION ITEMS

- A-1. [26-603](#) **CC - ACTION ITEM: (1) CONSIDERATION OF A SERIES OF COMMUNITY SCREENING EVENTS/ACTIVATIONS RELATED TO THE 2026 WORLD CUP; (2) UPDATE ON THE CITY’S 2028 OLYMPICS PLANNING EFFORTS; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

A-2. [26-614](#) CC - ACTION ITEM: (1) APPROVAL OF REMIT QUESTION AND SCHEDULE FOR THE CIVIC ASSEMBLY AS RECOMMENDED BY THE CIVIC ASSEMBLY AD HOC COMMITTEE; AND (2) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

A-3. [26-626](#) CC:HA:PA - ACTION ITEM: (1) AUTHORIZATION TO THE CITY MANAGER TO PURSUE THE FORMATION OF A JOINT POWERS AUTHORITY (JPA) TO FINANCE EXISTING CITY OBLIGATIONS AND FUTURE SPECIAL PROJECTS; (2) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ORRICK, HERRINGTON & SUTCLIFFE LLP FOR THE ESTABLISHMENT OF THE JPA AND BOND COUNSEL SERVICES; (3) APPROVAL A PROFESSIONAL SERVICES AGREEMENT WITH PFM FINANCIAL ADVISORS LLC FOR FINANCIAL ADVISORY SERVICES RELATED TO LEASE REVENUE BONDS; (4) APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ERNST & YOUNG U.S. LLP FOR FINANCIAL ANALYSIS AND (5) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2026-03-16 ATT 1 - JPA Lease Revenue Bond slide](#)

A-4. [26-548](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION ON CALIFORNIA STATE SENATE BILL 79, THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT

Attachments: [ATT-1 SB79 Preliminary Maps.pdf](#)

A-5. [26-590](#) CC - ACTION ITEM: (1) UPDATE AND DISCUSSION ON THE HAYDEN TRACT SPECIFIC PLAN; AND (2) RECEIPT OF COUNCIL COMMENTS AND RECOMMENDATIONS.

Attachments: [2026-03-16 ATT – Hayden Tract Specific Plan Height Alternatives](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

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ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)