



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



Mayor Freddy Puza
Vice Mayor Bubba Fish
Member Yasmine-Imani McMorris
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, and the Culver City
Parking, Redevelopment Financing, Culver
City Housing, and Culver City Public Finance
Authority Boards.**

7:00 PM

Monday, July 27, 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.gov/agendas.

In addition to attending meetings in person, meetings may be viewed 1) live online at www.culvercity.gov/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.gov/agendas. Complete information on how to attend and participate in a City Council meeting and provide public comment can be found at www.culvercity.gov/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. Please sign

up via prcs.department@culvercity.gov or by calling (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.gov

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.gov/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 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.gov

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.gov.

CELL PHONES AND OTHER DISTRACTIONS:

Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the

City Council Meeting Agenda
Closed Session: 5:30 PM
Regular Session: 7:00 PM

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

July 27, 2026

conduct of City business.

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 speak on 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. [27-61](#) CC - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 3835 WATSEKA AVENUE
CITY NEGOTIATORS: ODIS JONES, CITY MANAGER;
ADAM TROY, ASSISTANT CITY MANAGER
OTHER PARTIES' NEGOTIATORS: RETHINK CULVER
LLC, GREG REITZ
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-2. [27-60](#) CC:PFA - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 10401 VIRGINIA AVENUE
CITY NEGOTIATORS: ODIS JONES, CITY MANAGER
AND EXECUTIVE DIRECTOR; ADAM TROY, ASSISTANT
CITY MANAGER
OTHER PARTIES' NEGOTIATORS: KEITH MCNUTT,
VICE-PRESIDENT, ACTORS FUND HOUSING
DEVELOPMENT CORPORATION
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-3. [27-167](#) CC - CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (2
ITEMS)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)**

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**

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.

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.gov) 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. [27-168](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JULY 4, 2026 TO JULY 17, 2026.**
Attachments: [Flnal Cash Disbursements for City Council - 260727-signed](#)
- C-2. [27-169](#) **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JULY 13, 2026.**
Attachments: [2026-07-13 CCCC Draft Minutes](#)
- C-3. [27-16](#) **CC:PFA - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH NOTICE INVITING BIDS FOR THE ANNUAL SIDEWALK, CURB AND GUTTER, AND DRIVEWAY APPROACH PROJECT, PZ-428.**
Attachments: [2026-07-27 - ATT1 PZ428 Location List](#)
[2026-07-27 - ATT2 Bid 2702 PZ428](#)
[2026-07-27 - ATT3 Sidewalk Repair Map](#)

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- C-4. [27-107](#) CC:PFA - CONSENT ITEM: APPROVAL OF AMENDMENT TO EXISTING GENERAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR CITYWIDE TREE MAINTENANCE SERVICES TO INCREASE THE ANNUAL NOT-TO-EXCEED AMOUNT FOR FISCAL YEAR 2026-2027 BY AN AMOUNT OF \$500,000 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$1,742,082 FOR FISCAL YEAR 2026-2027.
- C-5. [27-20](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR PARKING MANAGEMENT SERVICES FOR THE CITY'S OFF-STREET PARKING FACILITIES; AND (2) APPROVAL OF AN AMENDMENT TO THE EXTEND THE EXISTING ABM PARKING SERVICES TO MANAGE THE CITY'S PARKING FACILITIES FROM NOVEMBER 1, 2026, THROUGH JUNE 30, 2027, IN AN AMOUNT NOT-TO-EXCEED \$1,239,859.
- C-6. [27-92](#) CC - CONSENT ITEM: RECEIPT AND FILING OF MEASURE CC AND MEASURE C SALES TAX STATUS REPORTS (FY 2025-2026, SECOND QUARTER) AND REAL PROPERTY TRANSFER TAX STATUS REPORT (FY 2025-2026, THIRD QUARTER), AS APPROVED BY THE FINANCE ADVISORY COMMITTEE.

Attachments: [2026_07_27 ATT1 - Measure CC & C Status Report Q2 FY26.pdf](#)
[2026_07_27 ATT2 - Real Property Transfer Tax Status Report Q3 FY26.pdf](#)
[2026_07_27 ATT3 - 10-Year Sales Tax Trend FY16 - FY25.pdf](#)

C-7. [27-113](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH SKIDATA, INC, IN AN AMOUNT NOT-TO-EXCEED \$335,335 FOR INSTALLATION, CUSTOMIZATION, IMPLEMENTATION AND MAINTENANCE OF A PARKING ACCESS AND REVENUE CONTROL SYSTEMS FOR THE NEW CULVER COMMONS CITY PARKING STRUCTURE LOCATED AT 4029 CENTINELA AVENUE.

C-8. [27-127](#) CC - CONSENT ITEM: APPROVAL OF A TWO -YEAR AGREEMENT WITH WOODS MAINTENANCE SERVICES INC, FOR ILLEGAL DUMPING AND ENCAMPMENT ABATEMENT IN AN AMOUNT NOT-TO-EXCEED \$162,800 PER FISCAL YEAR, WITH AN OPTIONAL ONE-YEAR EXTENSION.

Attachments: [2026-07-27 ATT Homeless Encampment and Illegal Dumping Abatement.pdf](#)

C-9. [27-130](#) CC - CONSENT ITEM: AWARD OF A \$1,000 OFF-CYCLE SPECIAL EVENTS GRANT AND DESIGNATION OF THE CENTER THEATER GROUP'S "DOG MAN: THE MUSICAL" AS A CITY-SPONSORED EVENT.

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

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- A-1. [27-126](#) CC - ACTION ITEM: (1) ADOPTION OF A RESOLUTION TO PLACE A MEASURE ON THE BALLOT FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY OF CULVER CITY ON TUESDAY, NOVEMBER 3, 2026 TO INCREASE THE RATE OF THE TRANSIENT OCCUPANCY TAX (HOTEL TAX) TO THE RATE OF 16%; (2) (IF DESIRED) ADOPTION OF A RESOLUTION AUTHORIZING THE CITY COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO SUBMIT PRIMARY BALLOT ARGUMENTS REGARDING THE BALLOT MEASURE; (3) (IF DESIRED) CREATION AND APPOINTMENT OF MEMBERS TO AD-HOC SUBCOMMITTEE(S) TO DRAFT AND/OR SUBMIT PRIMARY AND REBUTTAL BALLOT ARGUMENTS; AND (4) INSTRUCTION TO THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS FOR THE BALLOT MEASURE.

Attachments: [2026-07-27 ATT 1 Proposed Resolution Placing TOT Measure on Ballot.pdf](#)
[2026-07-27 ATT 2 Resolution Authorizing Primary Ballot Arguments for TOT Measure.pdf](#)

- A-2. [26-779](#) CC - ACTION ITEM: (1) CONSIDERATION OF CREATING THE PROPOSED FOOD TRUCK PERMIT PROGRAM TO REGULATE THE OPERATIONS OF FOOD TRUCKS NEAR PARKS; AND (2) DIRECTION TO CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2026-07-27 ATT 1 PRCS Food Truck Permit Program](#)
[2026-07-27 ATT 2 Feasible Park Vending Locations](#)

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- A-3. [26-935](#) **CC-ACTION ITEM: ADOPTION OF A RESOLUTION
ADOPTING A CIVIL PENALTY BAIL SCHEDULE FOR
PARKING VIOLATIONS UNDER THE CULVER CITY
MUNICIPAL CODE, FIRE CODES, AND CALIFORNIA
VEHICLE CODE, AND RESCINDING RESOLUTION NO.
2012-R087.**

Attachments: [2026-07-27 ATT 1 Current Parking Fine Comparisons to
surrounding jurisdictions](#)
[2026-07-27 ATT 2 Proposed Reso Adopting Civil Penalty ail
Schedule and Rescinding 2012-R087.pdf](#)
[2026-07-27 ATT 3 Resolution No. 2012-R087.pdf](#)
[2026-07-27 ATT 4 Estimated Gross Revenue](#)
[2026-07-27 ATT 5 Parking Fine Increase Powerpoint
Presentation](#)

- A-4. [27-159](#) **CC - ACTION ITEM: (1) CREATION OF A CITY COUNCIL
STANDING AFFORDABILITY SUBCOMMITTEE AND
APPOINTMENT OF MEMBERS THERETO; (2)
DISSOLUTION OF THE MINIMUM WAGE AD HOC
SUBCOMMITTEE; AND (3) DIRECTION TO THE CITY
MANAGER AS DEEMED APPROPRIATE.**

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)