



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, August 10, 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.

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.

City Council Meeting Agenda
Closed Session: 5:30 PM
Recognitions: 6:00 PM
Regular Session: 7:00 PM

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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:

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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 conduct of City business.

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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.

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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. [27-191](#) CC - CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (2
ITEMS)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)**

RECOGNITION PRESENTATIONS - 6:00 PM

- R-1. [27-207](#) CC - PRESENTATION OF A PROCLAMATION IN HONOR
OF BLACK BUSINESS MONTH 2026.**
- R-2. [27-208](#) CC - PRESENTATION OF A PROCLAMATION IN
CELEBRATION OF THE 75TH ANNIVERSARY OF FIESTA
LA BALLONA.**
- R-3. [27-205](#) CC - PRESENTATIONS OF COMMENDATIONS TO
FORMER COMMISSIONERS, BOARD MEMBERS, AND
COMMITTEE MEMBERS IN RECOGNITION OF THEIR
SERVICE TO THE CULVER CITY COMMUNITY.**
- R-4. [27-206](#) CC - PRESENTATION OF THE 2026 FIFTH ANNUAL
INNOVATION AND PERFORMANCE AWARDS, CREATED
BY THE FINANCE ADVISORY COMMITTEE, TO
RECOGNIZE CULVER CITY STAFF MEMBERS FOR
THEIR FISCAL YEAR 2025-2026 PROJECTS THAT
MAKE LIFE BETTER IN CULVER CITY.**

REGULAR SESSION - 7:00 PM

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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. [27-150](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JULY 18, 2026 TO JULY 31, 2026.**

Attachments: [Final Cash Disbursements for City Council - 260810-signed](#)

- C-2. [27-193](#) **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JULY 27, 2026.**

Attachments: [2026-07-27 CCCC Draft Minutes](#)

- C-3. [27-189](#) **CC - CONSENT ITEM: RATIFICATION OF APPROVAL OF CONSENT CALENDAR ITEMS C-1 THROUGH C-9 AND ACTION ITEM A-1 ON THE JULY 27, 2026 CITY COUNCIL MEETING AGENDA.**

Attachments: [2026-08-10 ATT July 27, 2026 City Council Agenda.pdf](#)

**C-4. [26-1007](#) CC - CONSENT ITEM: RECEIPT AND FILING OF THE
BIANNUAL WRITTEN REPORTS SUBMITTED BY
CULVER CITY'S COMMISSIONS, BOARDS, AND
COMMITTEES.**

Attachments: [2026-08-10 ATT1 – Advisory Committee on Housing and Homelessness.pdf](#)
[2026-08-10 ATT2 – Bicycle and Pedestrian Advisory Committee.pdf](#)
[2026-08-10 ATT3 – Civil Service Commission.pdf](#)
[2026-08-10 ATT4 – Cultural Affairs Commisison.pdf](#)
[2026-08-10 ATT5 - Equity and Human Relations Advisory Committee](#)
[2026-08-10 ATT6 – Finance Advisory Committee.pdf](#)
[2026-08-10 ATT7 – Landlord-Tenant Mediation Board.pdf](#)
[2026-08-10 ATT8 – MLK Jr. Celebration & Juneteenth Celebration Advisory Committee \(2\).pdf](#)
[2026-08-10 ATT9 – Parks, Recreation and Community Services Commisison.pdf](#)
[2026-08-10 ATT10 – Planning Commisison.pdf](#)

**C-5. [27-141](#) CC - CONSENT ITEM: APPROVAL OF A ONE YEAR
GENERAL SERVICE AGREEMENT WITH THRONE LABS
INC., IN AN AMOUNT NOT TO EXCEED \$135,558 FOR
DEPLOYMENT AND OPERATION OF TWO THRONE
UNITS AT CULVER CITY PARK.**

**C-6. [27-149](#) HA - CONSENT ITEM: APPROVAL OF THE
CERTIFICATION AND SUBMISSION OF THE SECTION 8
MANAGEMENT ASSESSMENT PROGRAM (SEMAP).**

Attachments: [2026-08-10-ATT No. 1 SEMAP Indicator Report.pdf](#)

C-7. [27-155](#) CC - CONSENT ITEM: APPROVAL OF AMENDMENT NO. 5 TO THE EXISTING GENERAL SERVICES AGREEMENT WITH TECHNOLOGY ARTISTS FOR SOUND AND LIGHTING SERVICES FOR CITY EVENTS FOR AN ADDITIONAL AMOUNT OF \$22,448.88 FOR AN AGGREGATE ANNUAL NOT-TO-EXCEED AMOUNT OF \$155,000.

C-8. [27-158](#) CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE ANNUAL STREET PAVEMENT AND CONCRETE REHABILITATION PROJECT - FY 26-27, PS-005.

Attachments: [2026-08-10-ATT1 - Alley Exhibits](#)
[2026-08-10-ATT3- PS005 — Location Exhibit](#)

C-9. [27-160](#) CC - CONSENT ITEM: AWARD OF AN IN-KIND OFF-CYCLE SPECIAL EVENT GRANT IN THE AMOUNT OF \$1,000 TO BIOSCIENCE LA FOR “BIOSCIENCE LA WEEK 2026” AND DESIGNATE THE EVENT AS CITY SPONSORED.

Attachments: [2026-08-10 ATT BioscienceLA Week 2026 Letter and Event Schedule](#)

C-10. [27-163](#) CC - CONSENT ITEM: APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CITIES OF LOS ANGELES, BEVERLY HILLS, INGLEWOOD, SANTA MONICA, WEST HOLLYWOOD, COUNTY OF LOS ANGELES AND LOS ANGELES COUNTY FLOOD CONTROL DISTRICT REGARDING THE ADMINISTRATION AND COST SHARING FOR IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) AND WATERSHED MANAGEMENT PROGRAM (WMP) FOR THE BALLONA CREEK WATERSHED.

Attachments: [2026-08-10-ATT 1-FINAL BC Watershed MOA 2026-2031.pdf](#)

- C-11. [27-164](#) CC - CONSENT ITEM: (1) AWARD OF A CONSTRUCTION CONTRACT TO TORO ENTERPRISES, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$4,402,836 FOR THE CITYWIDE BIORETENTION BASIN PROJECT, PW006; (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$440,283 (10%) TO COVER CONTINGENCY COSTS; (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$500,000 FROM CLEAN WATER/CLEAN BEACH (FUND 434) FUND BALANCE TO PW006; AND (4) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT TO ACCEPT AN ADDITIONAL \$800,000 IN GRANT FUNDS AND ALLOCATE THEM TO CIP PROJECT PW006.
- C-12. [27-165](#) CC - CONSENT ITEM: (1) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH RECREATE WASTE COLLABORATIVE LLC FOR EDUCATIONAL OUTREACH FOR PUBLIC WORKS ENVIRONMENTAL PROGRAMS & OPERATIONS INITIATIVES IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$75,000; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$75,000 PER YEAR.

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- C-13. [27-177](#) CC - CONSENT ITEM: APPROVAL OF A RESIDENTIAL PARKING LICENSE AGREEMENT, FOR USE OF THE CITY-OWNED WATSEKA PARKING STRUCTURE LOCATED AT 3535 WATSEKA AVENUE, WITH RETHINK LLC, TO SUPPORT THE MIXED-USE PROJECT AT 9814 WASHINGTON BOULEVARD.

Attachments: [2026-08-10 - ATT1 Stage Right Residences Parking Request.pdf](#)
[2026-08-10 - ATT2 Stage Right Residences White Paper.pdf](#)

- C-14. [27-194](#) CC:HA:CCPFA - CONSENT ITEM: ADOPTION OF RESPECTIVE RESOLUTIONS APPROVING ASSIGNMENT AND ASSUMPTION AGREEMENTS BETWEEN THE CITY OF CULVER CITY, THE CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PUBLIC FINANCE AUTHORITY RELATED TO THE JUBILO VILLAGE AFFORDABLE HOUSING PROJECT.

Attachments: [2026-08-10 ATT 1 City Resolution Approving Assignment of Loans.pdf](#)
[2026-08-10 ATT 2 HA Resolution Approving Assignment of Loans](#)
[2026-08-10 ATT 3 PFA Resolution Approving Assignment of Loans](#)

- C-15. [27-197](#) CC:HA:PFA - CONSENT ITEM: (1) APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ERNST & YOUNG U.S. LLP FOR THE DEVELOPMENT OF A COMPREHENSIVE FINANCIAL PLAN FOR CULVER CITY AND AN ANALYSIS OF THE CITY'S RESERVES IN AN AMOUNT NOT-TO-EXCEED \$665,000 FOR AN AGGREGATE TOTAL AMOUNT NOT-TO-EXCEED OF \$714,500; AND (2) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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- C-16. [27-200](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH PFM FINANCIAL ADVISORS LLC FOR CONSULTING SERVICES RELATED TO CITY'S FIVE-YEAR FINANCIAL PLAN IN AN AMOUNT NOT-TO-EXCEED \$223,650 FOR AN AGGREGATE CONTRACT AMOUNT NOT-TO-EXCEED \$273,650.**

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. [27-192](#) CC - ACTION ITEM: (1) RECEIVE A PRESENTATION FROM THE CENTER FOR NEW DEMOCRATIC PROCESSES ON THE CULVER CITY CIVIC ASSEMBLY ON INCREASING PUBLIC PARTICIPATION IN THE BUDGET PROCESS; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

Attachments: [2026-08-10 ATT1 CNDP Slides \[FINAL\] Council Presentation \(Final Report\)](#)
[2026-08-10 ATT2 CNDP Culver City Civic Assembly Participants' Report](#)

- A-2. [27-190](#) CC - ACTION ITEM: ADOPTION OF A RESOLUTION APPROVING THE ARGUMENTS IN FAVOR OF QUESTIONS RELATING TO ONE TAX MEASURE AND ONE PROPOSED CHARTER AMENDMENT TO BE CONSIDERED BY THE VOTERS AT THE GENERAL MUNICIPAL ELECTION OF NOVEMBER 3, 2026.**

Attachments: [2026-08-10 ATT Proposed Resolution Approving Primary Arguments for Ballot Measures.pdf](#)

- A-3. [27-132](#) CC - ACTION ITEM: (1) APPROVAL OF A SUBSIDY PROGRAM FOR THE CULVER CITY AFTERSCHOOL RECREATION PROGRAM (CCARP); AND (2) DIRECTION TO THE CITY MANAGER REGARDING THE PROPOSED ELIGIBILITY CRITERIA, SUBSIDY STRUCTURE, AND PROGRAM IMPLEMENTATION, AS DEEMED APPROPRIATE.

Attachments: [2026-08-10 ATT 1 CCARP Subsidy Application](#)
[2026-08-10 ATT 2 CCARP Subsidy Parent Handbook](#)
[2026-08-10 ATT 3 CCARP Subsidy Code of Conduct](#)

- A-4. [26-937](#) CC - ACTION ITEM: (1) DISCUSSION AND APPROVAL OF CITY COUNCIL MOBILITY SUBCOMMITTEE'S RECOMMENDATION FOR A ONE-YEAR PILOT PROGRAM FOR ROBOTIC PERSONAL DELIVERY DEVICES IN CULVER CITY; AND (2) AUTHORIZATION TO FINALIZE IMPLEMENTATION DOCUMENTS, INCLUDING SERVICE OPERATOR USER AGREEMENT AND ADMINISTRATIVE OPERATING REGULATIONS AND PROCEDURES.

Attachments: [2026-08-10-ATT-Administration Regulations and Procedures.pdf](#)

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- A-5. [27-187](#) CC - ACTION ITEM: (1) DISCUSSION OF AUTONOMOUS VEHICLE FLEET SERVICES AND POTENTIALLY ESTABLISHING USE CLASSIFICATION, STANDARDS, AND APPROVAL PROCEDURES, INCLUDING DEFINITIONS, PERMITTED LOCATIONS, SITING, STAGING AND DISPATCH, PERFORMANCE STANDARDS, AND RELATED OPERATIONS; (2) FOUR-FIFTHS VOTE REQUIREMENT: IF DESIRED, ADOPTION OF AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS OR ENTITLEMENTS FOR AUTONOMOUS VEHICLE FLEET SERVICES; AND/OR (3) IF DESIRED, DIRECTION TO PREPARE A REGULAR ORDINANCE FOR DIRECT CONSIDERATION BY CITY COUNCIL, OR FOR CONSIDERATION BY THE PLANNING COMMISSION FOR RECOMMENDATION TO CITY COUNCIL; AND/OR (4) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2026-08-10 ATT Interim Urgency Ordinance.pdf](#)

- A-6. [27-198](#) CC - ACTION ITEM: (1) DESIGNATION OF THE CITY'S VOTING DELEGATE AND UP TO TWO ALTERNATE-DELEGATES FOR THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE; AND (2) (IF DESIRED) PROVIDE GUIDANCE TO THE VOTING DELEGATE REGARDING TAKING A POSITION ON A RESOLUTION TO BE CONSIDERED AT THE CONFERENCE'S GENERAL ASSEMBLY.
- A-7. [27-204](#) CC - ACTION ITEM: DISCUSSION OF A POTENTIAL RESIDENTIAL CONSTRUCTION MINIMUM WAGE PROGRAM AND DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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)