



City of Culver City



Mayor Dan O'Brien  
Vice Mayor Freddy Puza  
Member Bubba Fish  
Member Yasmine-Imani McMorrin  
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 -- ALTERNATE  
LOCATION: Senior Center**

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**7:00 PM**

**Monday, January 27, 2025**

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PLEASE NOTE THE ALTERNATE MEETING LOCATION:  
SENIOR CENTER 4095 Overland Avenue, Rooms B45, 47.

### **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](http://www.culvercity.org/agendas).

In addition to attending meetings in person, meetings may be viewed via the Webex meeting link at [www.culvercity.org/agendas](http://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](http://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.

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](mailto:city.clerk@culvercity.org).

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

**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 -- ALTERNATE  
LOCATION: Senior Center**

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**January 27, 2025**

**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](http://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](http://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 Webex 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.

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**January 27, 2025**

**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](http://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](mailto: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](http://www.culvercity.org).

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**January 27, 2025**

**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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January 27, 2025

## CALL TO ORDER & ROLL CALL

### CLOSED SESSION - 6:00 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. [25-591](#) CC: CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
RE: INCE PARKING STRUCTURE. 9099 WASHINGTON BLVD.  
CARDIFF PARKING STRUCTURE. 3846 CARDIFF AVENUE  
WATSEKA PARKING STRUCTURE. 3844 WATSEKA AVENUE  
CULVER STEPS PARKING STRUCTURE. 9300 CULVER BLVD  
VENICE LOT. 9415 VENICE BLVD  
CITY NEGOTIATORS: JOHN NACHBAR, CITY MANAGER; ELAINE GERETY-WARNER, ECONOMIC DEVELOPMENT DIRECTOR  
OTHER PARTY'S NEGOTIATOR: MAYA MALLICK, CENTURY WILSHIRE, INC.  
UNDER NEGOTIATION: BOTH TERMS AND PRICE OF A PARKING LICENSE AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 54956.8**
- CS-2. [25-722](#) CC: CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM) PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**

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January 27, 2025

#### RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [25-615](#) CC: PRESENTATION OF A PROCLAMATION  
RECOGNIZING FEBRUARY 4, 2025 AS WORLD CANCER  
DAY.
- R-2. [25-709](#) CC: RECOGNITION OF CULVER CITY SISTER CITY  
HOST FAMILIES FOR HOSTING SISTER CITY  
STUDENTS VISITING CULVER CITY.

#### 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.

#### PRESENTATIONS TO CITY COUNCIL

- P-1. [25-577](#) CC: PRESENTATION TO CITY COUNCIL BY DR. MAY  
NOUR OF UCLA HEALTH RELATED TO THEIR MOBILE  
STROKE UNIT PROGRAM

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January 27, 2025

### **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](mailto: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), or because of public comment card(s) filed with the City Clerk, 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.     [25-641](#)     **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JANUARY 4, 2025 TO JANUARY 17, 2025.**

**Attachments:** [Final Cash Disbursements for City Council - 250127.pdf](#)

- C-2.     [25-666](#)     **CC:HA:SA:DC:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JANUARY 13, 2025.**

**Attachments:** [2025-01-13 CCCC Draft Minutes.pdf](#)

- C-3.     [25-552](#)     **CC - CONSENT ITEM: (1) ACCEPTANCE OF A GRANT IN AN AMOUNT UP TO \$250,000 FROM THE CLEAN POWER ALLIANCE OF SOUTHERN CALIFORNIA TO DESIGN AND BUILD THE INFRASTRUCTURE NECESSARY TO SUPPORT THE BATTERY RECHARGING REQUIREMENTS OF THE CITY'S FLEET OF ELECTRIC VEHICLES; AND (2) APPROVAL OF THE GRANT PARTICIPATION AGREEMENTS AND ANY SUBSEQUENT AMENDMENTS RELATED THERETO.**



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- C-4. [25-601](#) CC - CONSENT ITEM: APPROVAL OF A GENERAL SERVICES AGREEMENT WITH PACIFIC WEST INDUSTRIES INC FOR HEATER REPLACEMENTS AT THE TRANSPORTATION FACILITY IN AN AMOUNT NOT-TO-EXCEED \$162,500 (\$130,000 BASE PLUS \$32,500 CONTINGENCY).
- C-5. [25-613](#) CC - CONSENT ITEM: (1) APPROVAL OF A GENERAL SERVICES AGREEMENT WITH INNOVATION PAINTING TO PRESSURE WASH, PATCH, AND PAINT THE EXTERIOR AND WASH THE WINDOWS OF THE POLICE STATION IN AN AMOUNT NOT-TO-EXCEED \$74,000; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT TO COVER CONTINGENCIES IN AN AMOUNT NOT-TO-EXCEED \$15,000.
- C-6. [25-617](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING AGREEMENT WITH KONICA MINOLTA BUSINESS SOLUTIONS FOR DIGITALIZATION OF PROPERTY BUILDING RECORDS AND FINAL BUILDING PLANS FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$92,605, RESULTING IN AN AGGREGATE CONTRACT AMOUNT OF \$342,887.50.
- C-7. [25-620](#) CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE TRAFFIC SIGNAL FIBER OPTIC UPGRADES PROJECT, PL-015.

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- C-8.     [25-621](#)     CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE SIGNALIZED INTERSECTION SAFETY IMPROVEMENT PROJECT, PL013.
- C-9.     [25-625](#)     CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH ECONOLITE CONTROL PRODUCTS FOR FIVE TRAFFIC SIGNAL BATTERY BACKUP SYSTEMS IN AN AMOUNT NOT-TO-EXCEED \$75,488.95.
- C-10.    [25-631](#)     CC - CONSENT ITEM: APPROVAL OF A LICENSE AGREEMENT WITH CULVER CITY LITTLE LEAGUE TO ALLOW THE ORGANIZATION TO INSTALL SHADE STRUCTURES AND TO LEVEL THE FIELDS AT CULVER CITY PARK.
- C-11.    [25-632](#)     CC - CONSENT ITEM: APPROVAL TO SCHEDULE FIESTA LA BALLONA ON AUGUST 22 - 24, 2025 (WEEKEND BEFORE LABOR DAY WEEKEND).
- C-12.    [25-634](#)     CC - CONSENT ITEM: APPROVAL OF DISCONTINUING OFFERING CHILDCARE AT CITY COUNCIL MEETINGS.

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- C-13. [25-637](#) CC - CONSENT ITEM: 1) RATIFICATION OF THE EXISTING AMENDMENT TO THE AGREEMENT WITH MOBILE ILLUMINATIONS, INC.; 2) APPROVAL TO FURTHER AMEND THE EXISTING AGREEMENT WITH MOBILE ILLUMINATIONS INC. TO EXTEND THE TERM TO FEBRUARY 28, 2025 AND INCREASE THE COMPENSATION FOR AN AGGREGATE NOT-TO-EXCEED OF \$63,996; AND 3) APPROVAL OF A GENERAL SERVICES AGREEMENT WITH MOBILE ILLUMINATIONS, INC., TO MAINTAIN THE DOUBLE-SIDED RECTANGLE IN RGB PROGRAMMABLE LIGHTS ON VETERANS MEMORIAL BUILDING'S TOWER UNTIL JUNE 30, 2030 IN AN AMOUNT NOT-TO-EXCEED \$15,000 ANNUALLY.
- C-14. [25-642](#) CC - CONSENT ITEM: APPROVAL OF AN APPLICATION FOR \$51,136 IN GRANT FUNDS THROUGH THE FY 2025 CALIFORNIA OFFICE OF EMERGENCY SERVICES, GOVERNOR'S OFFICE OF EMERGENCY SERVICES PAUL COVERDELL FORENSIC SCIENCE IMPROVEMENT (CQ) PROGRAM.
- C-15. [25-643](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO OFFER PROPERTY ASSESSED CLEAN ENERGY FINANCING TO THE PROPERTY OWNER AT 12402 WASHINGTON PLACE.

**Attachments:** [2025-01-27 ATT Proposed Resolution Authorizing CSCDA Open PACE Program 12402 Washington.pdf](#)

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- C-16. [25-644](#) CC - CONSENT ITEM: APPROVAL OF AN APPLICATION FOR \$122,600 IN GRANT FUNDS FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) THROUGH FISCAL YEAR 2026.
- C-17. [25-667](#) CC - CONSENT ITEM: ADOPT A RESOLUTION APPOINTING THE CITY MANAGER AND THE HUMAN RESOURCES DIRECTOR TO ACT ON BEHALF OF THE CITY IN MATTERS RELATED TO PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT (PRISM), A JOINT POWERS AUTHORITY (JPA), THROUGH THE CITY'S CONTRACTUAL AGREEMENT WITH ALLIANT INSURANCE SERVICES, EMPLOYEE BENEFITS CONSULTANT AND BROKER OF RECORD.

**Attachments:** [2025-01-27 Resolution Delegating Authority re PRSIM JPA.pdf](#)

- C-18. [25-686](#) CC- CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING TITLES 7, 9, 13 AND 15 OF THE CULVER CITY MUNICIPAL CODE TO DISSOLVE THE COMMITTEE ON PERMITS AND LICENSES (COPL), TO REMOVE REFERENCES TO COPL-ISSUED PERMITS FOR VARIOUS BUSINESSES, AND TO REMOVE PROVISIONS FOR FORTUNE TELLING AND FIGURE STUDIO/MODELING BUSINESSES AS PART OF COPL DISSOLUTION IMPLEMENTATION

**Attachments:** [COPL Ordinance](#)

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- C-19. [25-690](#) CC - CONSENT ITEM: APPROVAL OF A GENERAL SERVICES AGREEMENT WITH AYALA SEWER CONTRACTORS IN AN AMOUNT NOT-TO-EXCEED \$59,750 TO REPLACE A SEWAGE PUMP LOCATED AT THE POLICE STATION.
- C-20. [25-699](#) CC - CONSENT ITEM: APPROVAL OF AMENDMENT TO THE CITY'S AGREEMENT WITH UNIFIRST CORPORATION FOR UNIFORM RENTAL AND UNIFORM-RELATED PRODUCTS AND SERVICES TO INCREASE THE ANNUAL NOT-TO-EXCEED AMOUNT TO \$90,000 AND EXTEND THE TERM TO JUNE 30, 2029.
- C-21. [25-700](#) CC - CONSENT ITEM: RECEIPT AND ACCEPTANCE OF THE FISCAL YEAR 2023-2024 ANNUAL REPORTING OF DEVELOPMENT IMPACT FEES PER THE STATE OF CALIFORNIA MITIGATION FEE ACT.

**Attachments:** [2025-01-27 ATT1 FY 2023-24 New Development Impact Fee Report.pdf](#)  
[2025-01-27 ATT2 FY 2023-24 Art in Public Places Fee Report.pdf](#)  
[2025-01-27 ATT3 FY 2023-24 Park Dedication In-Lieu Fee Report.pdf](#)  
[2025-01-27 ATT4 FY 2023-24 Mobility Improvement Fee Report.pdf](#)  
[2025-01-27 ATT5 FY 2023-24 Affordable Housing Linkage Fee Report.pdf](#)

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C-22. [25-703](#) CC - CONSENT ITEM: RECEIPT AND FILING OF MEASURE CC AND MEASURE C SALES TAX STATUS REPORTS (FY 2023-2024, FOURTH QUARTER) AND REAL PROPERTY TRANSFER TAX STATUS REPORT (FY 2024-2025, FIRST QUARTER), AS APPROVED BY THE FINANCE ADVISORY COMMITTEE.

**Attachments:** [2025 01 27 ATT1 - Measures CC & C Status Report Q4 FY24.pdf](#)  
[2025 01 27 ATT2 - Real Property Transfer Tax Status Report Q1 FY25.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**

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- A-1. [25-711](#) CC - ACTION ITEM: (1) ADOPTION OF RESOLUTIONS AND/OR MOTIONS APPOINTING CITY COUNCIL MEMBERS/STAFF MEMBERS TO VARIOUS OUTSIDE AGENCY BOARDS, CITY COUNCIL SUBCOMMITTEES AND OTHER RELATED BODIES; (2) CREATION OF SUBCOMMITTEES AS NEEDED AND APPOINTMENTS THERETO; (3) DISSOLUTION OF SUBCOMMITTEES AS NEEDED; AND (4) DIRECTION TO THE CITY CLERK AS DEEMED APPROPRIATE.

**Attachments:** [Proposed Resolution Appointing to City Selection Committee 2025.pdf](#)  
[Proposed Resolution Appointing to Los Angeles County Division of League of Cities 2025.pdf](#)  
[Proposed Resolution Appointing to ICA 2025.pdf](#)  
[Proposed Resolution Appointing to Sanitation District No 5 2025.pdf](#)  
[Proposed Resolution Appointing to SCAG 2025.pdf](#)

- A-2. [25-557](#) CC - ACTION ITEM: (1) DISCUSSION AND DIRECTION REGARDING VACANCIES ON THE PLANNING COMMISSION, LANDLORD TENANT MEDIATION BOARD, DISABILITY ADVISORY COMMITTEE, MARTIN LUTHER KING, JR. CELEBRATION AND JUNETEENTH CELEBRATION ADVISORY COMMITTEE; (2) CONSIDERATION OF RECOMMENDED APPOINTMENT OF THE CULVER CITY UNIFIED SCHOOL DISTRICT REPRESENTATIVE TO SEAT #9 OF THE FINANCE ADVISORY COMMITTEE; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)**

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**January 27, 2025**

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**