



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



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**

7:00 PM

Monday, June 9, 2025

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. Please

review information and sign up at www.culvercity.org/meetings.

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 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.

City Council Meeting Agenda
Closed Session: 5:30 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

June 9, 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. 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.

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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. [25-1203](#) CC - CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)
ATTACHMENT: 2025-02-10_CS-1_ATT_ZEISS LETTER
DATED MAY 27, 2025.PDF

Attachments: [2025-06-09 CS-1 ATT Zeiss Letter Dated May 27, 2025.pdf](#)

- CS-2. [25-1265](#) CC - CONFERENCE WITH LEGAL COUNSEL -
ANTICIPATED LITIGATION
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION
54956.9(D)(2)

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [25-1247](#) CC - PRESENTATION OF A PROCLAMATION IN
CELEBRATION OF JUNETEENTH 2025.
- R-2. [25-1248](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING JUNE 2025 AS PRIDE MONTH IN CULVER
CITY.
- R-3. [25-1249](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING JUNE 2025 AS MEN'S HEALTH MONTH,
AND JUNE 9-15 AS MEN'S HEALTH WEEK.

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**R-4. [25-1250](#) CC - PRESENTATION OF A PROCLAMATION
DESIGNATING JUNE 2025 AS GUN VIOLENCE
AWARENESS MONTH.**

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. 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

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- C-3. [25-1144](#) CC - CONSENT ITEM: AUTHORIZATION OF A TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$67,530 WITH KIMLEY-HORN TO 1) PREPARE PLANS AND SPECIFICATIONS TO REPLACE THE FIRE ALARM SYSTEMS LOCATED AT FIRE STATIONS ONE, TWO, AND THREE, AND 2) OVERSEE INSTALLATION OF THE NEW SYSTEMS BY THE SELECTED CONTRACTOR, PURSUANT TO THE CITY'S ON-CALL AGREEMENT WITH KIMLEY-HORN.
- C-4. [25-1155](#) CC - CONSENT ITEM: (1) FOUR-FIFTHS VOTE REQUIREMENT: RATIFICATION OF A TRANSFER OF \$426,395 FROM SPECIAL ASSESSMENT DISTRICT FUND (FUND 425) TO THE GENERAL FUND (FUND 101) FOR SPECIAL ASSESSMENT DISTRICT-RELATED MAINTENANCE EXPENSES; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: RATIFICATION OF A TRANSFER OF \$352,101.45 FROM SPECIAL ASSESSMENT DISTRICT FUND (FUND 425) TO THE GENERAL FUND (FUND 101) TO RECLASSIFY BUSINESS LICENSE TAX REVENUE RECEIVED IN FISCAL YEAR 2022-2023.

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- C-5. [25-1166](#) CC - CONSENT ITEM: (1) RATIFICATION OF GENERAL FUND EXPENDITURES TO SOUTHERN COMPUTER WAREHOUSE (SCW) FOR CULVER CITY IT DEPARTMENT HARDWARE IN AN AMOUNT NOT-TO-EXCEED \$5,544.08; (2) AUTHORIZATION TO RENEW THE CITY'S EXISTING SOFTWARE AGREEMENT WITH ADOBE INC. UTILIZING SCW OR AN APPROVED RESELLER FOR CLOUD-BASED CREATIVE AND DOCUMENT PRODUCTIVITY SOFTWARE IN AN AMOUNT NOT-TO-EXCEED \$55,544.08 THROUGH JUNE 30, 2026; AND (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED 10% OF THE TOTAL AMOUNT OF THE AGREEMENT FOR UNANTICIPATED COSTS.
- C-6. [25-1188](#) CC - CONSENT ITEM: APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH CICLAVIA FOR PLANNING AND IMPLEMENTATION OF THE 2025 CULVER CITY CICLAVIA EVENT IN AN AMOUNT NOT-TO-EXCEED \$453,240.
- Attachments:** [CicLAvia Culver meets Venice August 2025 Map.pdf](#)
- C-7. [25-1192](#) CC - CONSENT ITEM: APPROVAL OF AN INCREASE TO A PURCHASE ORDER WITH PB LOADER IN AN AMOUNT NOT-TO-EXCEED \$32,000 TO SUPPLY ONE NEW ROADWAY MAINTENANCE TRUCK FOR THE PUBLIC WORKS DEPARTMENT STREET MAINTENANCE DIVISION.

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- C-8. [25-1200](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 1.

Attachments: [W. Washington Assessment District No.1 FY 2025-26 Engineers Report.pdf](#)
[Reso Approving Engineer's Rpt \(W. Washington, No. 1\).pdf](#)

- C-9. [25-1201](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 2.

Attachments: [W. Washington Assessment District No.2 FY 2025-26 Engineers Report.pdf](#)
[Reso Approving Engineer's Rpt \(W. Washington, No. 2\).pdf](#)

- C-10. [25-1202](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 3.

Attachments: [W. Washington Assessment District No.3 FY 2025-26 Engineers Report.pdf](#)
[Reso Approving Engineer's Rpt \(W. Washington, No. 3\).pdf](#)

- C-11. [25-1227](#) CC - CONSENT ITEM: (1) APPROVAL OF A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH GEORGE HILLS FOR GENERAL LIABILITY THIRD-PARTY ADMINISTRATOR (TPA) CLAIMS MANAGEMENT SERVICES; AND (2) AUTHORIZATION TO THE CITY ATTORNEY TO APPROVE AN ADDITIONAL TWO-YEAR EXTENSION.

Attachments: [2025-06-09 ATT George Hills Fee Structure.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.

PUBLIC HEARINGS

- PH-1. [25-730](#) CC - PUBLIC HEARING - ADOPTION OF A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR THE HIGUERA STREET LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2025/2026.

Attachments: [2025-06-09-ATT- Engineer's Report Higuera Street](#)
[2025-06-09-ATT- Resolution of Levy-Higuera](#)

- PH-2. [25-731](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION CONFIRMING AND LEVYING THE ASSESSMENT FOR LANDSCAPING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026.

Attachments: [2025-06-09-ATT-Engineer's Report LMD1](#)
[2025-06-09-ATT -Resolution of Levy LMD1](#)

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- PH-3. [25-1210](#) CC:SA:HA:PA - PUBLIC HEARING: (1) RECEIPT OF PRESENTATION ON THE STATUS OF JOB VACANCIES PER ASSEMBLY BILL (AB) 2561; (2) ADOPTION OF A CITY COUNCIL RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-2026; (3) ADOPTION OF RESPECTIVE RESOLUTIONS ADOPTING THE FISCAL YEAR 2025-2026 BUDGET FOR THE CITY OF CULVER CITY, THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, THE CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PARKING AUTHORITY; (4) ADOPTION OF A RESOLUTION APPROVING SALARY SCHEDULES FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES AND FIRE SAFETY EMPLOYEES EFFECTIVE JULY 1, 2025; (5) ADOPTION OF RESOLUTION APPROVING USE OF THE CITY'S CONTINGENCY RESERVE FUNDS; AND (6) ADOPTION OF RESOLUTION AMENDING CITY COUNCIL POLICY 5002, FINANCIAL POLICIES, TO ESTABLISH A COMMITTED RESERVE FOR JUBILO VILLAGE IN THE AMOUNT OF \$12 MILLION.

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Attachments: [2025-06-09 ATT 1 - Proposed Resolution for Annual Appropriation Limit and Related Exhibits and Schedule I.pdf](#)
[2025-06-09 ATT 2 - City Council Budget Resolution and related Exhibits A - G.pdf](#)
[2025-06-09 ATT 3 - Successor Agency to the Culver City Redevelopment Agency Budget Resolution.pdf](#)
[2025-06-09 ATT 4 - Housing Authority Budget Resolution.pdf](#)
[2025-06-09 ATT 5 - Parking Authority Budget Resolution.pdf](#)
[2025-06-09 ATT 6 - Adjustments to the City's Proposed Budget Fiscal Year 2025-2026.pdf](#)
[2025-06-09 ATT 7 - Salary Schedule Resolution and related Exhibit A.pdf](#)
[2025-06-09 ATT 8 - Resolution Authorizing Decrease of Contingency Reserve Below Target for FY 25-26.pdf](#)
[2025-06-09 ATT 9 - Resolution Amending Council Policy 5002 Financial Policies Establishing Jubilo Village Reserve.pdf](#)

ACTION ITEMS

A-1. [25-1194](#) CC - ACTION ITEM: (1) APPROVAL OF A
RECOMMENDATION FROM THE CULTURAL AFFAIRS
COMMISSION TO APPOINT VICTORIA MARKS AS
CULVER CITY ARTIST LAUREATE FOR FISCAL YEARS
2025-26 AND 2026-27; AND (2) APPROVAL OF RELATED
ARTIST LAUREATE AGREEMENT.

Attachments: [25-06-09 ATT 1 CAC May 20 Staff Report.pdf](#)
[25-06-09 ATT 2 Artist Laureate Program Overview and Guidelines.pdf](#)
[25-06-09 ATT 3 Victoria Marks Letter of Interest.pdf](#)
[25-06-09 ATT 4 Victoria Marks Application.pdf](#)

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- A-2. [25-1053](#) CC - ACTION ITEM: (1) APPOINTMENTS TO THE CULTURAL AFFAIRS COMMISSION; PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION; PLANNING COMMISSION; ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS; BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; DISABILITY ADVISORY COMMITTEE; EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE; LANDLORD-TENANT MEDIATION BOARD; MARTIN LUTHER KING JR. AND JUNETEENTH CELEBRATION ADVISORY COMMITTEE; AND LAX AREA ADVISORY COMMITTEE; AND (2) DIRECTION TO THE CITY CLERK REGARDING ANY VACANCIES NOT FILLED.

Attachments: [CC Policy 3002 Commissions, Boards and Committees; Appointed Representatives to Outside Agencies and Boards 10-23-2023.pdf](#)

- A-3. [25-1232](#) CC:HA - ACTION ITEM: DISCUSSION OF AND DIRECTION TO THE CITY MANAGER ON THE TERMS AND CONDITIONS OF A \$16 MILLION LOAN TO COMMUNITY CORPORATION OF SANTA MONICA FOR THE JUBILO VILLAGE AFFORDABLE HOUSING PROJECT.

Attachments: [2025-06-09 ATT 2022 Loan Commitment Letter to CCSM.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)