



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 McMorris
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, September 29, 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.

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

RECOGNITION PRESENTATIONS - 6:30 PM

- R-1. [26-65](#) CC - A PROCLAMATION DESIGNATING OCTOBER 2025 AS NATIONAL ARTS AND HUMANITIES MONTH.
- R-2. [26-67](#) CC - PROCLAMATION IN RECOGNITION OF PEDESTRIAN AND TRAFFIC SAFETY MONTH 2025
- R-3. [26-68](#) CC - A PROCLAMATION IN CELEBRATION OF NATIONAL HISPANIC HERITAGE MONTH 2025
- R-4. [26-69](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING OCTOBER 2025 AS "WALKTOBER"
- R-5. [26-70](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING OCTOBER 4, 2025 AS "CLEAN AIR DAY"
- R-6. [26-71](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING SEPTEMBER 29 - OCTOBER 5, 2025 AS A "WEEK WITHOUT DRIVING 2025."

REGULAR SESSION - 7:00 PM

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

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

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- P-1. [26-58](#) CC - PRESENTATION BY THE CULVER CITY POLICE
DEPARTMENT OF AN UPDATE REGARDING THE
AUTOMATED LICENSE PLATE READER PROGRAM.
- P-2. [26-59](#) CC - PRESENTATION BY THE CULVER CITY POLICE
DEPARTMENT OF AN UPDATE REGARDING LAW
ENFORCEMENT MUTUAL AID.

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. [26-63](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR AUGUST 30, 2025 TO SEPTEMBER 19, 2025

Attachments: [Final Cash Disbursement for City Council - 250929.pdf](#)

- C-2. [26-64](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON SEPTEMBER 8, 2025.

Attachments: [2025-09-08 CCCC Draft Minutes.pdf](#)

- C-3. [25-1555](#) CC - CONSENT ITEM: APPROVAL OF BLANKET PURCHASE ORDERS WITH SWARCO MCCAIN, INC. (NOT-TO-EXCEED \$160,000/YEAR), NEXTECH SYSTEMS, INC. (NOT-TO-EXCEED \$85,000/YEAR), ECONOLITE CONTROL PRODUCTS, INC. (NOT-TO-EXCEED \$250,000/YEAR), ITERIS, INC. (NOT-TO-EXCEED \$275,000/YEAR), SHARPLINE SOLUTIONS (NOT-TO-EXCEED \$100,000/YEAR), ZICLA (NOT-TO-EXCEED \$150,000/YEAR), AND IPS GROUP, INC. (NOT-TO-EXCEED \$80,000/YEAR) FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES FOR FISCAL YEARS 2025-2026 THROUGH 2030-2031.

- C-4. [25-1572](#) CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR SOFTWARE SERVICES AGREEMENT WITH TURBO DATA SYSTEMS, INC. TO PROVIDE A CLOUD-BASED RESIDENTIAL PERMIT PARKING PROGRAM MANAGEMENT SYSTEM IN AN AMOUNT-NOT-TO-EXCEED \$250,000.

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- C-5. [25-1591](#) CC - CONSENT ITEM: (1) APPROVAL OF FIVE-YEAR AGREEMENT WITH SOFT-PAK FOR ROUTING AND BILLING SOFTWARE FOR THE CITY'S SANITATION SERVICES FOR A TOTAL NOT-TO-EXCEED \$420,000 (INCLUDING CONTINGENCY); (2) WAIVER OF COMPETITIVE BIDDING REQUIREMENTS FOR THE HARDWARE COMPONENT OF THE SOFT-PAK PROCUREMENT PER CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND (3) APPROVAL OF FIVE-YEAR AGREEMENT WITH ELAVON FOR CREDIT CARD PROCESSING MERCHANT ACCOUNT PAYMENT PROCESSING SERVICES FOR SANITATION SERVICE BILLING FOR A TOTAL NOT-TO-EXCEED \$500,000.
- C-6. [25-1592](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO ACCEPT GRANT FUNDS FROM THE METRO ACTIVE TRANSPORTATION PROGRAM IN THE AMOUNT OF \$400,000 FOR THE ROBERTSON BOULEVARD BIKE AND BUS LANE PROJECT, PF-024; AND (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS; AND (3) APPROVAL OF AN AMENDMENT TO THE EXISTING CONSTRUCTION CONTRACT WITH TORO ENTERPRISES INC. FOR THE ROBERTSON BUS/BIKE LANES PROJECT, PF-024 IN AN ADDITIONAL AMOUNT OF \$400,000 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$1,798,732.
- C-7. [25-1595](#) CC - CONSENT ITEM: AUTHORIZATION OF A TASK ORDER FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE STANDBY GENERATOR AT THE CITY'S TRANSFER STATION IN AN AMOUNT NOT-TO-EXCEED OF \$66,800 PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH RTI CONSULTING, INC.

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- C-8. [25-1641](#) CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH GILLIG, LLC. TO SUPPLY FOUR COMPRESSED NATURAL GAS BUSES IN AN AMOUNT NOT-TO-EXCEED \$4,113,070 (\$3,427,558 BASE PLUS \$685,512 CONTINGENCY).
- C-9. [25-1642](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING FIVE-YEAR AGREEMENT WITH MASTERCORP COMMERCIAL SERVICES FOR CITYWIDE JANITORIAL SERVICES AND ON-CALL EVENT SERVICES TO PROVIDE ON-CALL JANITORIAL SERVICES FOR CLEANING OF TRANSPORTATION OPERATIONS FLEET IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$487,408.50 FOR THE REMAINING TERM.
- C-10. [25-1647](#) CC - CONSENT ITEM: (1) ADOPTION OF A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION TO ADMINISTER AND COLLECT THE LOCAL TRANSACTIONS AND USE TAX; (2) ADOPTION OF A RESOLUTION AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS; AND (3) APPROVAL OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS FOR TRANSACTIONS TAX AUDIT AND INFORMATION SERVICES.
- Attachments:** [2025 9 29 ATT1 - Resolution Authorizing CDTFA Agreements to Implement Transactions and Use Tax](#)
 [2025 9 29 ATT2 - Resolution Authorizing Examination of Tax Records](#)
- C-11. [26-04](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE EXISTING PARKING LICENSE AGREEMENT WITH CENTURY WILSHIRE INC, WHICH OWNS AND OPERATES THE CULVER HOTEL TO EXTEND THE AGREEMENT TERM BY 14 MONTHS.

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- C-12. [26-14](#) CC - CONSENT ITEM: AWARD OF A \$1,000 OFF-CYCLE SPECIAL EVENTS GRANT AND DESIGNATION OF THE CENTER THEATER GROUP'S "THE ENORMOUS CROCODILE: THE MUSICAL" AS A CITY-SPONSORED EVENT.
- C-13. [26-42](#) CC: CONSENT ITEM- (1) AUTHORIZATION OF ACCEPTANCE OF A GRANT FUNDING AWARD IN THE AMOUNT OF \$257,108 FROM THE LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY THROUGH THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS UNDER THE RENTER PROTECTION AND HOMELESSNESS PREVENTION PROGRAM; (2) DIRECTION TO THE COUNCIL STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE TO CONVENE, DISCUSS AND MAKE RECOMMENDATIONS ON THE ELIGIBLE USES OF THE GRANT AWARD; AND (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS .

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. [26-20](#) CC - PUBLIC HEARING: (1) FOUR-FIFTHS VOTE REQUIREMENT: ADOPTION OF AN URGENCY ORDINANCE THAT AMENDS THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE SECTION 1006.3.4 TO ALLOW A SINGLE EXIT STAIRWAY IN RESIDENTIAL BUILDINGS UP TO SIX STORIES IN HEIGHT; AND (2) ADOPTION OF A RESOLUTION OF EXPRESS FINDINGS PERTAINING TO LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

Attachments: [2025-09-29 1 Single Stair Ordinance.pdf](#)
[2025-09-29 2 Resolution of Express Findings- 2025 amendment \(single stair reform\).pdf](#)
[2025-09-29 3 Los Angeles Single Stair Proposed Ordinance \(9-12-2025\)](#)
[2025-09-29 4 Santa Monica Single Stair Information Bulletin](#)

ACTION ITEMS

A-1. [26-22](#) CC - ACTION ITEM: (1) APPROVAL OF AN AGREEMENT WITH THE NEW ZEALAND OLYMPIC COMMITTEE FOR EXCLUSIVE USE OF TOWN PLAZA DURING THE 2028 OLYMPICS FOR A HOSPITALITY HOUSE AND FAN ZONE; (2) DESIGNATION OF THE NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE AS A CITY-SPONSORED EVENT; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [2025-09-29 Proposed Term Sheet.pdf](#)
[2025-09-29 ATT Olympics Policy and Program Ideas.pdf](#)
[2025-09-29 ATT Draft Site Map.png](#)
[2025-09-29 ATT Draft Site Rendering.png](#)

A-2. [26-39](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION ON (1) AN EVICTION MORATORIUM; AND/OR (2) A PAUSE ON RENT INCREASES; AND/OR (3) A RENTAL ASSISTANCE PROGRAM, ALL FOR PERSONS IMPACTED BY RECENT IMMIGRATION ENFORCEMENT ACTIONS.

- A-3. [25-1218](#) CC - ACTION ITEM: (1) UPDATE ON AND DISCUSSION OF THE FOX HILLS SPECIFIC PLAN, CONTINUED FROM APRIL 28, 2025; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

Attachments: [Fox Hills Specific Plan FPPC Advice Letter Final I-25-072.pdf](#)

- A-4. [25-1558](#) CC - ACTION ITEM: (1) DISCUSSION AND DIRECTION REGARDING THE FEASIBILITY OF IMPLEMENTING A LOBBYIST REGISTRATION PROGRAM AND FURTHER RESEARCH REGARDING POTENTIAL COSTS, STAFFING NEEDS, AND OTHER INFORMATION NEEDED TO DETERMINE WHETHER TO ESTABLISH AN ORDINANCE TO REQUIRE REGISTRATION OF LOBBYISTS; AND (2) (IF DESIRED) CREATION OF AN AD HOC LOBBYIST REGISTRATION SUBCOMMITTEE AND APPOINTMENT OF TWO COUNCIL MEMBERS THERETO, TO WORK WITH CITY STAFF TO DEVELOP PROGRAM GUIDELINES AND CONTENT FOR A LOBBYIST REGISTRATION ORDINANCE.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)