



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

**REVISION #1 - 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**

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**7:00 PM**

**Tuesday, May 27, 2025**

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### **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 1) live online at [www.culvercity.org/meetings](http://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](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.

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](http://www.culvercity.org/meetings).

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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.org](mailto: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](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.

**AUTHORITY OF PRESIDING OFFICER:**

Section 611 of the City Charter provides that during any public meeting, all

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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).

**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 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.    [25-1176](#)    CC: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
RE: SHELIA COON V. CITY OF CULVER CITY  
CASE NO. 22STCV20049  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-2.    [25-1177](#)    CC:CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
RE: MARTIN LUTHER KING, JR. COUNTY, ET AL., V. SCOTT TURNER, ETC., ET AL.  
CASE NO. 2:25-CV-00814-BJR  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-3.    [25-1178](#)    CC: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
RE: SIGNIFICANT EXPOSURE TO LITIGATION (2 ITEMS)  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-4.    [25-1205](#)    CC: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
RE: INITIATION OF LITIGATION (1 ITEM)  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)**

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- CS-5.    [25-1206](#)    CC: CONFERENCE WITH LABOR NEGOTIATORS**  
**CITY DESIGNATED REPRESENTATIVES:    JOHN**  
**NACHBAR, CITY MANAGER; DANA ANDERSON, HUMAN**  
**RESOURCES DIRECTOR; LISA SOGHOR, CHIEF**  
**FINANCIAL OFFICER**  
**EMPLOYEE ORGANIZATIONS:    CULVER CITY**  
**EMPLOYEES ASSOCIATION; CULVER CITY**  
**MANAGEMENT GROUP; CULVER CITY POLICE**  
**OFFICERS ASSOCIATION; CULVER CITY POLICE**  
**MANAGEMENT GROUP; CULVER CITY FIREFIGHTERS**  
**ASSOCIATION; CULVER CITY FIRE MANAGEMENT**  
**GROUP**  
**PURSUANT TO GOVERNMENT CODE SECTION 54957.6**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1.    [25-1175](#)    CC - PRESENTATION OF A PROCLAMATION**  
**DESIGNATING MAY 2025 AS ASIAN AMERICAN AND**  
**PACIFIC ISLANDER HERITAGE MONTH.**
- R-2.    [25-1204](#)    CC - PRESENTATION OF A COMMENDATION TO TROOP**  
**15 IN CELEBRATION AND FOUNDING OF THE FIRST**  
**ALL-FEMALE TROOP WITHIN SCOUTING AMERICA IN**  
**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

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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 [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

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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.     [25-1173](#)     CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH  
DISBURSEMENTS FOR MAY 3, 2025 - MAY 16, 2025.

**Attachments:** [Final Cash Disbursements for City Council - 250527.pdf](#)

- C-2.     [25-1174](#)     CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF  
MINUTES OF THE REGULAR CITY COUNCIL MEETING  
HELD ON MAY 12, 2025.

**Attachments:** [2025-05-12 CCCC Draft Minutes.pdf](#)

- C-3.     [25-562](#)     CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND  
SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A  
NOTICE INVITING BIDS FOR THE IVY SUBSTATION ROOF  
REPAIR PROJECT, PF-029.

- C-4.     [25-949](#)     CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE  
APPROVING A CITY-INITIATED MUNICIPAL CODE  
AMENDMENT (P2024-0237-ZCA) REPLACING THE  
CURRENT SUBDIVISION ORDINANCE IN ITS ENTIRETY  
AND AMENDING PORTIONS OF THE ZONING CODE  
(PROJECT).

**Attachments:** [2025-05-27 ATT 1 - Subdivision CC Ordinance Adoption.pdf](#)

- C-5.     [25-1013](#)     CC - CONSENT ITEM - (1) APPROVAL OF A THREE-YEAR  
PROFESSIONAL SERVICES AGREEMENT WITH JOHN L.  
HUNTER & ASSOCIATES FOR NATIONAL POLLUTANT  
DISCHARGE ELIMINATION SYSTEM (NPDES)  
COMPLIANCE CONSULTANT SERVICES IN AN ANNUAL  
AMOUNT NOT-TO-EXCEED \$125,000; AND (2)  
AUTHORIZATION TO THE CITY MANAGER TO APPROVE  
TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL  
ANNUAL AMOUNT NOT-TO-EXCEED \$125,000.

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- C-6.     [25-1020](#)   CC - CONSENT ITEM - APPROVAL OF A THREE-YEAR MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DOWNTOWN BUSINESS ASSOCIATION (DBA) FOR GENERAL MAINTENANCE SERVICES IN DOWNTOWN CULVER CITY (DOWNTOWN) IN AN AMOUNT NOT-TO-EXCEED \$152,000 ANNUALLY FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2028.
- C-7.     [25-1055](#)   CC - CONSENT ITEM - (1) APPROVAL OF A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH CWE FOR INDUSTRIAL GENERAL PERMIT (IGP) STORMWATER COMPLIANCE CONSULTANT SERVICES 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 ANNUAL AMOUNT NOT-TO-EXCEED \$75,000.
- C-8.     [25-1084](#)   CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ANNUAL ZONING CODE AMENDMENT (P2025-0023-ZCA) AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) FOR CLARIFICATIONS, CORRECTIONS, AND UPDATES, AND EXEMPTION FROM CEQA.
- Attachments:**   [2025-05-27 ATT 1 Ordinance Approving Annual Zoining Code Update.pdf](#)
- C-9.     [25-1109](#)   CC - CONSENT ITEM: (1) APPROVAL OF A ONE-YEAR AGREEMENT WITH USA POOLS OF CALIFORNIA A DIVISION OF USA MANAGEMENT FOR POOL STAFFING SERVICES IN THE AMOUNT OF \$671,940; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENTS TO SUCH AGREEMENT UP TO AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$67,194 (10% OF THE BASE AGREEMENT AMOUNT).



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**Attachments:** [2025-05-27 - ATT 1 USA Pools of California a Division of USA Management Proposal.pdf](#)

C-10. [25-1110](#) CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH CLEVER DEVICES, LTD. FOR HARDWARE WARRANTY, SOFTWARE MAINTENANCE, AND DATABASE SERVICES FOR THE SMARTBUS SYSTEM IN AN AMOUNT NOT-TO-EXCEED \$1,418,682 (\$1,289,711 BASE PLUS \$128,971 CONTINGENCY).

C-11. [25-1113](#) CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH GAMETIME C/O GREAT WESTERN RECREATION FOR REPLACEMENT BLEACHERS THROUGHOUT THE CITY'S PARKS IN AN AMOUNT NOT-TO-EXCEED \$165,751.27.

**Attachments:** [2025-05-27 - ATT 1 OMNIA Agreement with GameTime.pdf](#)  
[2025-05-27 - ATT 2 Quote from GameTime.pdf](#)

C-12. [25-1115](#) CC - CONSENT ITEM: (1) WAIVER OF FORMAL BIDDING PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND (2) APPROVAL OF A PURCHASE ORDER WITH INSANE IMPACT FOR AN LED SCREEN TRAILER AND MOBILE DISPLAY IN AN AMOUNT NOT-TO-EXCEED \$113,123.

**Attachments:** [2025-05-27 - ATT 1 Quote by Insane Impact.pdf](#)  
[2025-05-27 - ATT 2 Warranty from Insane Impact.pdf](#)  
[2025-05-27 - ATT 3 Additional Quotes.pdf](#)

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- C-13. [25-1123](#) CC - CONSENT ITEM - (1) APPROVAL OF A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP, AUTHORIZED EXTENSION OF SOURCEWELL, FOR THE PURCHASE OF A POWERBOSS NAUTILUS-E INDUSTRIAL ELECTRIC SCRUBBER VEHICLE IN AN AMOUNT OF \$95,399; (2) AUTHORIZATION TO THE PURCHASING OFFICER TO APPROVE CHANGE ORDERS TO THE PURCHASE ORDER IN AN ADDITIONAL AMOUNT OF \$10,000 RESULTING IN A TOTAL NOT-TO-EXCEED AMOUNT OF \$105,399; AND (3) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$105,399 FROM REFUSE FUND BALANCE.
- C-14. [25-1140](#) CC - CONSENT ITEM: (1) APPROVAL OF AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SWA GROUP FOR ENGINEERING DESIGN SERVICES FOR BALLONA CREEK PATH SUSTAINABILITY, SAFETY, AND ACCESSIBILITY IMPROVEMENT PROJECT, PS-018, IN AN AMOUNT NOT-TO-EXCEED \$24,588; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$50,000 FOR UNANTICIPATED COSTS.

## **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**

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- PH-1. [25-917](#) CC - PUBLIC HEARING: (1) FOUR-FIFTHS VOTE REQUIREMENT: WAIVER OF FORMAL BID PROCEDURES AND AWARD OF A CONSTRUCTION CONTRACT TO ENNIS STEEL IN THE AMOUNT OF \$1,103,884 FOR THE FABRICATION AND INSTALLATION OF THE CHARLES GAINES STUDIO ARTWORK "A FRAME FOR A TREE" AND ASSOCIATED SITE IMPROVEMENTS (PROJECT); (2) AUTHORIZATION TO THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH ENNIS STEEL; (3) AUTHORIZATION TO THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE ENNIS STEEL CONTRACT IN AN AGGREGATE AMOUNT NOT-TO EXCEED \$110,388 TO COVER CONTINGENCY COSTS (10%); (4) RATIFICATION OF THE FOURTH AND FIFTH AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENT WITH DYSON & WOMACK INCREASING THE TOTAL COMPENSATION BY \$33,000 AND EXTENDING THE CONTRACT TERM THROUGH JUNE 30, 2025; (5) WAIVER OF COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3 AND APPROVAL OF A SIXTH AMENDMENT TO THE DYSON & WOMACK AGREEMENT INCREASING THE AMOUNT OF COMPENSATION BY \$252,000 FOR PROJECT MANAGEMENT SERVICES FOR PHASE III OF THE PROJECT AND EXTENDING THE CONTRACT TERM THROUGH PROJECT COMPLETION; AND (6) AUTHORIZATION TO THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE DYSON & WOMACK AGREEMENT IN AN AGGREGATE AMOUNT NOT-TO EXCEED \$25,200 TO COVER CONTINGENCY COSTS (10%).

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**Attachments:** [25-05-27 CC ATT No. 1 Charles Gaines Studio Updated Renderings.pdf](#)  
[25-05-27 CC ATT No. 2 Historical Report.pdf](#)  
[25-05-27 CC ATT No. 3 A Frame for a TreeCharles Gaines Proposal .pdf](#)  
[25-05-27 CC ATT No. 4 Final Cost Proposal for Public Art Project.pdf](#)  
[25-05-27 CC ATT No. 5 Dyson & Womack Procurement Memorandum May 1 2025.pdf](#)

PH-2. [25-1085](#) CC - PUBLIC HEARING: (1) CONSIDERATION OF AN APPEAL OF THE PUBLIC WORKS DIRECTOR'S DECISION TO APPROVE A REQUEST FOR REMOVAL OF A TREE LOCATED IN THE PARKWAY ADJACENT TO 4420 KEYSTONE AVENUE; AND (2A) DENIAL OF THE APPEAL AND ADOPTION OF A RESOLUTION AFFIRMING THE PUBLIC WORKS DIRECTOR'S DECISION; OR (2B) GRANTING OF THE APPEAL AND DIRECTION TO STAFF TO PREPARE A RESOLUTION MEMORIALIZING THE DECISION, WITH FINDINGS, TO BE ADOPTED AT A SUBSEQUENT CITY COUNCIL MEETING; OR (2C) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2025-05-27-ATT-CC-1-Tree Removal Request-Rev.pdf.pdf](#)  
[2025-05-27-ATT-CC-2-Tree Hazard Assessment.pdf](#)  
[2025-05-27-ATT-CC-3-Tree Removal Appeal-Rev2.pdf copy.pdf](#)  
[2025-05-27- ATT-CC-4-Tree Removal Explanation.pdf](#)  
[2025-5-27-ATT-CC-5-Resolution re Keystone Tree Removal Appeal.pdf](#)

## ACTION ITEMS



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- A-3.     [25-1094](#)     CC - ACTION ITEM: (1) DISCUSSION AND DIRECTION ON PROVIDING AN ADDITIONAL CONTRIBUTION OF \$196,500 TOWARD THE PLANS, SPECIFICATIONS AND ESTIMATES DESIGN OF THE BALLONA CREEK BIKE PATH EXTENSION PROJECT (PROJECT); (2) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT APPROPRIATING \$240,000, AND IF DESIRED, AN ADDITIONAL \$196,500, FROM THE MOBILITY IMPROVEMENT FUND; AND (3) AUTHORIZATION TO THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS NEEDED TO IMPLEMENT THE CITY COUNCIL'S DIRECTION.

Sponsors:     City Council Meeting Agenda

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**