



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, July 13, 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. 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 sign

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up via prcs.department@culvercity.gov or by calling (310) 253-6650.

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.

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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.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

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conduct of City business.

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 - 6:30 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. [27-61](#) CC: CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 3835 WATSEKA AVENUE
CITY NEGOTIATOR: LEA ERIKSEN, SENIOR
ASSISTANT CITY MANAGER; ADAM TROY, ASSISTANT
CITY MANAGER
OTHER PARTIES' NEGOTIATORS: RETHINK CULVER
LLC, GREG REITZ
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

RECOGNITION PRESENTATIONS - 6:45 PM

- R-1. [27-112](#) CC - A PROCLAMATION IN HONOR OF JULY AS "PARKS
MAKE LIFE BETTER!" 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

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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.

PRESENTATIONS TO CITY COUNCIL

P-1. [27-111](#) CC- PRESENTATION OF THE CURRENT EQUAL EMPLOYMENT OPPORTUNITY PLAN (EEOP.)

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. [27-106](#) **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JUNE 13 - JULY 3, 2026.**

Attachments: [Final Cash Disbursements for City Council - 260713- MT signed](#)

- C-2. [27-108](#) **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 22, 2026.**

Attachments: [26-06-22 CCCC Draft Minutes](#)

- C-3. [26-871](#) **CC - CONSENT ITEM: APPROVAL OF THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR PHASE 1 OF THE SAFER FOX HILLS PROJECT, CIP NO. PZ923.**

- C-4. [26-989](#) **CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF TRANSFER STATION STORMWATER DIVERSION UPGRADES PROJECT, PW-009.**

Attachments: [Final Plans - Transfer Station Stormwater Division Upgrades Project](#)

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- C-5. [26-997](#) CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR AGREEMENT WITH COMMERCIAL INDUSTRIAL ROOFING COMPANY INC. TO MAINTAIN AND REPAIR THE ROOFS OF CITY-OWNED FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$250,000.
- C-6. [27-02](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SECTION 15.02.1160 BY ADDING A REFERENCE TO THE CALIFORNIA GREEN BUILDING CODE SECTION 5.106.4.1.2.4.
- Attachments:* [2026-07-13 - ATT Ordinance Amending Culver City Municipal Code Section 15.02.1160.pdf](#)
- C-7. [27-14](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ANNUAL ZONING CODE AMENDMENT (P2026-0115-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:* [2026-07-13 ATT 1 CC Ordinance Adoption ZCA for 2026 Cleanup.pdf](#)
- C-8. [27-21](#) CC - CONSENT ITEM: AUTHORIZATION FOR THE CITY TO APPLY FOR A GRANT OPPORTUNITY THROUGH THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE) FOR UP TO \$950,000 FOR WILDFIRE PREVENTION EFFORTS AT CULVER CITY PARK.

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- C-9. [27-31](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION
APPROVING TEMPORARY USE PERMIT
P2026-0109-TUP TO ALLOW EXTENDED
CONSTRUCTION HOURS FOR 109 DAYS FOR A
MIXED-USE DEVELOPMENT AT 11111 JEFFERSON
BOULEVARD.

Attachments: [City Council Resolution Approving TUP for Extended
Construction Hours.pdf](#)
[TUP Application](#)
[CEQA Memo](#)

- C-10. [27-46](#) 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: [2026-07-13 – ATT Correspondence from Rethink LLC.pdf](#)
[2026-07-13 – ATT Stage Right Residences White Paper –
Housing and Mobility Partnership.pdf](#)

- C-11. [27-49](#) CC- CONSENT ITEM: RATIFICATION OF THE CQ 2026
GRANT APPLICATION SUBMITTED TO THE
CALIFORNIA GOVERNOR’S OFFICE OF EMERGENCY
SERVICES (CAL OES) FOR THE PAUL COVERDELL
FORENSIC SCIENCE IMPROVEMENT GRANTS
PROGRAM IN THE AMOUNT OF \$50,834.00.

- C-12. [27-55](#) CC - CONSENT ITEM: RECEIVE AND FILE A REPORT
REGARDING THE EMERGENCY REPLACEMENT OF THE
WATER HEATER AT THE POLICE STATION IN THE
AMOUNT OF \$22,437.76, PURSUANT TO CCMC
SECTION 3.07.060.A.

Attachments: [2026-07-13 ATT Memorandum Regarding Emergency Replacement of the Water Heater at the Culver City Police Department Headquarters.pdf](#)

- C-13. [27-109](#) CC: CONSENT ITEM - RATIFICATION OF APPROVAL OF CONSENT CALENDAR ITEMS TO INCLUDE CONSENT ITEMS C-13, C-14, C-15 AND C-16 ON THE JUNE 22, 2026 CITY COUNCIL MEETING AGENDA.

Attachments: [2026-07-13 – ATT Agenda and Items C-13 to C-16 from the 2026-06-22 Agenda.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. [26-980](#) CC - PUBLIC HEARING - ADOPTION OF A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2026/2027.

Attachments: [2026-07-13 ATT Engineer's Report-SUSC.pdf](#)
[2026-07-13 ATT Resolution of Levy-SUSC.pdf](#)

- PH-2. [27-35](#) CC - PUBLIC HEARING ITEM/FOUR-FIFTHS VOTE REQUIREMENT: ADOPTION OF AN INTERIM URGENCY ORDINANCE EXTENDING A MORATORIUM ON THE ISSUANCE OF ANY NEW BUILDING PERMITS OR ENTITLEMENTS FOR NEW DRIVE THROUGH USES FOR AN ADDITIONAL 10 MONTHS AND 15 DAYS.

Attachments: [2026-07-13 - ATT Interim Urgency Ordinance.pdf](#)

ACTION ITEMS

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- A-1. [27-15](#) **CC: ACTION ITEM - (1) (FOUR FIFTHS VOTE REQUIRED) ADOPT A RESOLUTION TO ACCEPT THE CERTIFICATION OF THE REGISTRAR OF VOTERS AS TO THE SUFFICIENCY OF A PETITION TO PLACE A PARCEL TAX BALLOT MEASURE BEFORE THE VOTERS, ENTITLED “CULVER CITY PUBLIC SCHOOLS EXCELLENCE IN EDUCATION ACT OF 2026” AND PLACE THE MEASURE ON THE BALLOT FOR THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION; AND (2) INSTRUCTION TO THE CITY ATTORNEY TO PREPARE THE IMPARTIAL ANALYSIS FOR THE BALLOT MEASURE; AND (3) INSTRUCTION TO CITY ATTORNEY TO PREPARE AN IMPLEMENTATION AGREEMENT SHOULD THE MEASURE PASS.**

Attachments: [2026-7-13 Resolution Accepting Certification of Petition and Placement of the Measure on the Ballot For The November 3, 2026 General Municipal Election.pdf](#)

- A-2. [27-96](#) **CC - ACTION ITEM: (1) REVIEW AND DISCUSS THE PROPOSED INCREASE OF THE TRANSIENT OCCUPANCY TAX (TOT) RATE FROM 14 PERCENT TO 16 PERCENT; (2) IF DESIRED, DIRECTION TO THE CITY MANAGER TO RETURN WITH A RESOLUTION AND PROPOSED ORDINANCE FOR APPROVAL BY THE VOTERS AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)

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