



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**

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**7:00 PM**

**Monday, August 11, 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

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review information and sign up at [www.culvercity.org/meetings](http://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](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.

City Council Meeting Agenda  
Closed Session: 5:00 PM  
Recognitions: 6:45 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

August 11, 2025

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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](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.**

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August 11, 2025

## CALL TO ORDER & ROLL CALL

### CLOSED SESSION - 5:00 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.**    [25-1406](#)    **CC:    CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**RE:    BLANCA FLORES GASCA V. CITY OF CULVER CITY, ET AL.**  
**CASE NO. 23SMCV01030**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-2.**    [25-1410](#)    **CC:    CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
**RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-3.**    [25-1482](#)    **CC:    CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**RE: GARY M. ZEISS V. CITY OF CULVER CITY, ET AL.**  
**CASE NO. 25STCP02228**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-4.**    [25-1483](#)    **CC:    CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**RE: CULVER CITY COALITION V. CITY OF CULVER CITY, ET AL.**  
**CASE NO. 25SMCV03559**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**

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**CS-5.    [25-1484](#)    CC: PUBLIC EMPLOYEE APPOINTMENT  
TITLE: CITY MANAGER  
PURSUANT      TO      GOVERNMENT      CODE      SECTION  
54957(B)**

**RECOGNITION PRESENTATIONS - 6:45 PM**

**R-1.    [25-1487](#)    CC    -    PRESENTATIONS    OF    COMMENDATIONS    TO  
FORMER    COMMISSIONERS,    BOARD    MEMBERS,    AND  
COMMITTEE    MEMBERS    IN    RECOGNITION    OF    THEIR  
SERVICE TO THE CULVER CITY COMMUNITY.**

**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



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- C-2.     [25-1486](#)   CC:HA:SA:PA   -   CONSENT   ITEM:   APPROVAL   OF  
MINUTES OF THE   SPECIAL CITY COUNCIL MEETING  
HELD ON JULY 9, 2025 AND THE REGULAR CITY  
COUNCIL MEETING HELD ON JULY 14, 2025.

**Attachments:**   [2025-07-09 CCCC Draft Minutes.pdf](#)  
                          [2025-07-14 CCCC Draft Minutes.pdf](#)

- C-3.     [25-1301](#)   CC - CONSENT ITEM: (1) AWARD OF CONSTRUCTION  
CONTRACT TO FS CONTRACTORS, INC. AS THE  
LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN  
THE AMOUNT OF \$131,800 FOR THE HURON AVENUE  
SIDEWALK AND DRAINAGE IMPROVEMENT PROJECT,  
PS-035; AND (2) AUTHORIZATION TO THE PUBLIC  
WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO  
THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED  
\$32,950 TO COVER CONTINGENCY COSTS.
- C-4.     [25-1302](#)   CC - CONSENT ITEM: (1) AWARD OF CONSTRUCTION  
CONTRACT TO CJ CONCRETE CONSTRUCTION, INC.  
AS THE LOWEST RESPONSIVE AND RESPONSIBLE  
BIDDER, IN THE AMOUNT OF \$92,582 FOR THE  
HIGUERA STREET SIDEWALK IMPROVEMENT  
PROJECT, PS-036; AND (2) AUTHORIZATION TO THE  
PUBLIC WORKS DIRECTOR TO APPROVE CHANGE  
ORDERS TO THE CONTRACT IN AN AMOUNT  
NOT-TO-EXCEED \$23,145 TO COVER CONTINGENCY  
COSTS.
- C-5.     [25-1374](#)   CC - CONSENT ITEM: (1) WAIVER OF COMPETITIVE  
BIDDING PROCEDURES PURSUANT TO CULVER CITY  
MUNICIPAL CODE SECTION 3.07.075.F.3; AND (2)  
APPROVAL OF A FIVE-YEAR PROFESSIONAL  
SERVICES AGREEMENT WITH OCCU-MED FOR  
OCCUPATIONAL HEALTH SERVICES IN AN AMOUNT  
NOT-TO-EXCEED \$150,000.00 PER YEAR.

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August 11, 2025

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- C-6.     [25-1376](#)   CC   -   CONSENT   ITEM:           APPROVAL   OF   A  
PROFESSIONAL   SERVICES   AGREEMENT   WITH   SWA  
GROUP   IN   AN   AMOUNT   NOT-TO-EXCEED   \$200,000   FOR  
A   FEASIBILITY   STUDY   OF   (1)   A   POTENTIAL   NEW  
BICYCLE   AND   PEDESTRIAN   RAMP   AND   PATHWAY  
CONNECTING   INCE   BOULEVARD   TO   BALLONA   CREEK;  
AND   (2)   A   POTENTIAL   NEW   BICYCLE   AND   PEDESTRIAN  
BRIDGE   ACROSS   BALLONA   CREEK   CONNECTING  
JEFFERSON   BOULEVARD   TO   INCE   BOULEVARD.
- C-7.     [25-1399](#)   CC   -   CONSENT   ITEM:           APPROVAL   OF   ADDITIONAL  
PURCHASE   ORDERS   WITH   SHI   IN   AN   AGGREGATE  
AMOUNT-NOT-TO-EXCEED   \$185,000   FOR   PRIOR  
SERVICES   RENDERED   AND   PURCHASE   OF   RUBRIK  
CLOUD   BACKUP   STORAGE   AND   RELATED  
TECHNOLOGY   SERVICES.
- C-8.     [25-1408](#)   CC   -   CONSENT   ITEM:           (1)   APPROVAL   OF   A  
PROFESSIONAL   SERVICES   AGREEMENT   WITH   YWR  
ARCHITECTS   INC.   FOR   ARCHITECTURAL   DESIGN,  
BUILDING   COST   ESTIMATION,   AND   CONSTRUCTION  
MANAGEMENT   SERVICES   FOR   CITY   FACILITIES  
IMPROVEMENT   PROJECTS   AT   THE   CITY   HALL   AND  
THE   TEEN   CENTER   IN   AN   AMOUNT   NOT-TO-EXCEED  
\$62,000;   AND   (2)   AUTHORIZATION   TO   THE   PUBLIC  
WORKS   DIRECTOR/CITY   ENGINEER   TO   APPROVE  
AMENDMENTS   TO   THE   AGREEMENT   IN   AN  
ADDITIONAL   AMOUNT   NOT-TO-EXCEED   \$15,000   TO  
COVER   CONTINGENCY   COSTS.

Sponsors:

City Council Meeting Agenda



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August 11, 2025

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- C-9.     [25-1413](#)   CC - CONSENT ITEM: (1) APPROVAL OF A GENERAL SERVICES AGREEMENT WITH ECOLOGY AUTO PARTS, INC. FOR SOLID WASTE, RECYCLABLES, ORGANICS AND DEMOLITION WASTE TRANSPORT SERVICES UTILIZING ALTERNATIVE FUEL TRACTOR-TRAILERS FOR A TERM OF FIVE YEARS WITH AN APPROXIMATE ANNUAL COST OF \$2.8 MILLION IN THE FIRST YEAR; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS.
- C-10.    [25-1424](#)   CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH GILLIG, LLC. TO SUPPLY SIX COMPRESSED NATURAL GAS BUSES IN AN AMOUNT NOT-TO-EXCEED \$6,133,275 (\$5,119,236 BASE PLUS \$1,014,039 CONTINGENCY).
- C-11.    [25-1427](#)   CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2025-0125-ZCA) REPLACING THE CURRENT SIGN ORDINANCE IN ITS ENTIRETY WITH A NEW SIGN ORDINANCE AND ADDING NEW DEFINITIONS TO THE ZONING CODE, AND RELATED REFERENCES TO MUNICIPAL CODE CHAPTER 13 AND EXEMPTION FROM CEQA.

**Attachments:** [2025-08-11 ATT 1 CC Ordinance Adoption of Sign Code ZCA.pdf](#)

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- C-12. [25-1437](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO THE DEVELOPMENT AND CONSTRUCTION CONTRACT BY AND BETWEEN CITY OF CULVER CITY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE CONSTRUCTION OF A PUBLIC PARKING STRUCTURE AFFILIATED WITH THE COMMERCIAL PROJECT LOCATED AT 12337 - 12423 WASHINGTON BOULEVARD, 4061 - 4063 CENTINELA AVENUE, AND 4064 COLONIAL AVENUE.

**Attachments:** [Project Site Plan.pdf](#)  
[Amendment to the Development and Construction Contract.pdf](#)

- C-13. [25-1438](#) CC - CONSENT ITEM: (1) CREATION OF AN AD HOC FILM AND MEDIA POLICY CITY COUNCIL SUBCOMMITTEE; AND (2) APPOINTMENT OF MAYOR DAN O'BRIEN AND VICE MAYOR FREDDY PUZA AS THE MEMBERS OF THE SUBCOMMITTEE.

- C-14. [25-1452](#) HA - CONSENT ITEM: APPROVAL OF THE CERTIFICATION AND SUBMISSION OF THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP).

**Attachments:** [25-08-11-ATT No.1 SEMAP Indicator Report.pdf](#)

- C-15. [25-1461](#) CC - CONSENT ITEM: (1) AWARD OF A GENERAL SERVICES AGREEMENT TO ACCO ENGINEERED SYSTEMS IN THE AMOUNT OF \$327,343 FOR THE DATA CENTER HVAC SYSTEM LOCATED AT CITY HALL; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$65,468 TO COVER CONTINGENCY 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,

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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

A-1.     [25-1412](#)     CC - ACTION ITEM:     CONSIDERATION OF AN ANNUAL CITY PRODUCED HISPANIC HERITAGE MONTH CELEBRATION AND DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

A-2.     [25-1479](#)     CC - ACTION ITEM:     (1) RECEIPT AND DISCUSSION OF LIST OF CAPITAL IMPROVEMENTS PROJECTS TO CONSIDER DEFUNDING IN ORDER TO FUND A POTENTIAL ONE-TIME \$2.5 MILLION DONATION TO THE CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD); (2) RECEIPT AND DISCUSSION OF REPORT ON THE IMPACT OF A POTENTIAL ONE-TIME \$2.5 MILLION DONATION TO CCUSD FROM THE CITY'S CONTINGENCY RESERVE; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:**   [2025-08-11 ATT 1 July 14, 2025 Staff Report with Attachments](#)  
                          [2025-08-11 ATT 2 Overview of CIP Projects](#)

A-3.     [25-1354](#)     CC - ACTION ITEM: INTRODUCTION OF AN ORDINANCE AMENDING THE CULVER CITY MUNICIPAL CODE RELATING TO ADMINISTRATIVE REMEDIES FOR CHALLENGES TO FEES, CHARGES, AND ASSESSMENTS ON REAL PROPERTY.

**Attachments:**   [2025-07-14 ATT Proposed Ordinance Adding CCMC Chapter 3.12.pdf](#)

A-4.     [25-1472](#)     (CC): ACTION ITEM - ADOPTION OF A RESOLUTION APPROVING THE SALARY SCHEDULE FOR CITY MANAGER, EFFECTIVE RETROACTIVELY TO JULY 28, 2025.

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Closed Session: 5:00 PM  
Recognitions: 6:45 PM  
Regular Session: 7:00 PM

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**Attachments:** [2025 08-11-ATT 1 Executive Management 2025 Resolution and Salary Schedule for City Manager.pdf](#)

- A-5.     [25-1494](#)     CC - ACTION ITEM:     ADOPTION OF A RESOLUTION EXPRESSING SUPPORT FOR THE WORKERS AT SOUTHERN CALIFORNIA HOSPITAL IN THEIR EFFORTS TO MAINTAIN FAIR WAGES, PROTECT EMPLOYEE AND PATIENT WELL-BEING, AND UPHOLD GOOD WORKING CONDITIONS AT THE HOSPITAL.

**Attachments:** [2025-08-11 ATT Resolution in support of hospital workers.pdf](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS (CONTINUED)

MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS

ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)