



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 Board, Culver City  
Parking Authority Board, Redevelopment  
Financing Authority Board, and Culver City  
Housing Authority Board**

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**7:00 PM**

**Monday, January 12, 2026**

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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 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](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**

## **RECOGNITION PRESENTATIONS - 6:45 PM**

- R-1.     [26-323](#)     **CC- A PROCLAMATION IN HONOR OF DR. MARTIN LUTHER KING, JR. CELEBRATION DAY 2026.**

## **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**

- P-1.     [25-1245](#)     **CC - PRESENTATION BY DR. NICOLE YATES OF KEEN INDEPENDENT RESEARCH L.L.C WITH AN UPDATE TO THE RACIAL EQUITY ACTION PLAN (REAP).**

## **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

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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 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.     [26-361](#)     **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH  
DISBURSEMENTS FOR NOVEMBER 29, 2025 TO  
JANUARY 2, 2026.**

**Attachments:** [Final Cash Disbursements for City Council - 260112a](#)

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- C-2.     [26-362](#)     **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON DECEMBER 8, 2025.**

**Attachments:** [2025-12-08 CCCC Draft Minutes](#)

- C-3.     [26-357](#)     **SA - CONSENT ITEM: (1) ADOPTION OF A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FROM JULY 1, 2026 THROUGH JUNE 30, 2027; (2) ADOPTION OF A RESOLUTION APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FROM JULY 1, 2026 THROUGH JUNE 30, 2027; AND (3) AUTHORIZATION TO THE EXECUTIVE DIRECTOR TO MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.**

**Attachments:** [2026-01-12 ATT - SA Resolution ROPS 26-27.pdf](#)  
[2026-01-12 ATT - SA Resolution Admin Budget 26-27.pdf](#)

- C-4.     [26-181](#)     **CC - CONSENT ITEM: (1) AUTHORIZATION TO AWARD \$200,518 TO 26 ORGANIZATIONS FOR THE 2026 PERFORMING ARTS GRANT PROGRAM, AND DESIGNATION OF RELATED PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION; AND (2) APPROVAL OF RELATED GRANT AGREEMENTS.**

**Attachments:** [26-01-12 ATT No 1 2026 Performing Arts Grant Notice of Funding Availability](#)  
[26-01-12 ATT No 2 Applications and Scoring 2026 Performing Arts Grant Program](#)  
[26-01-12 ATT No 3 Cultural Affairs Commission Staff Report of Dec 16, 2025](#)

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- C-5.     [26-243](#)     CC - CONSENT ITEM: (1) APPROVAL OF THE SELECTION OF CVL ECONOMICS + MIG AS THE CONSULTANT TEAM FOR PREPARATION OF THE COMMUNITY CULTURAL EQUITY PLAN (CCE PLAN), AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION; AND (2) APPROVAL OF A RELATED PROFESSIONAL SERVICES AGREEMENT WITH CVL ECONOMICS, IN AN AMOUNT NOT-TO-EXCEED \$173,660, FOR PREPARATION OF THE COMMUNITY CULTURAL EQUITY PLAN, INCLUDING THE PUBLIC ART MASTER PLAN COMPONENT.**

**Attachments:** [26-01-12 ATT 1 Community Cultural Equity Plan RFP.pdf](#)  
[26-01-12 ATT 2 Finalist Proposals from CVL Economics + MIG and Lord Cultural Resources.pdf](#)  
[26-01-12 ATT 3 Cultural Affairs Staff Report of December 16 2025.pdf](#)

- C-6.     [26-259](#)     CC - CONSENT ITEM: RECEIPT AND FILING OF MEASURE CC AND MEASURE C SALES TAX STATUS REPORTS (FY 2024-2025, FOURTH QUARTER) AND REAL PROPERTY TRANSFER TAX STATUS REPORT (FY 2025-2026, FIRST QUARTER), AS APPROVED BY THE FINANCE ADVISORY COMMITTEE.**

**Attachments:** [2026-01-12 ATT 1 - Measure CC & C Status Report Q4 FY25.pdf](#)  
[2026-01-12 ATT 2 - Real Property Transfer Tax Status Report Q1 FY26.pdf](#)  
[2026-01-12 ATT 3 - 10-Year Sales Tax Trend Q4 FY15 - Q4 FY25.pdf](#)

- C-7.     [26-289](#)     CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH CHARLIE'S FIXTURES TO REPLACE AGING KITCHEN APPLIANCES AT THE SENIOR CENTER IN AN AMOUNT NOT-TO-EXCEED \$71,409.00.**

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- C-8.     [26-305](#)     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 AMOUNT NOT-TO-EXCEED \$87,610 PER YEAR; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$87,610 PER YEAR.
- C-9.     [26-326](#)     CC - CONSENT ITEM: (1) ADOPTION OF ORDINANCES INCORPORATING CLARIFYING AMENDMENTS IN CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTERS 15.09.200 RENT CONTROL, AND 15.09.300 TENANT PROTECTIONS; (2) OTHER DIRECTION TO THE CITY MANAGER, AS DEEMED APPROPRIATE.

**Attachments:** [2026-01-12 ATT 1 Ordinance Amending 15.09.200 Rent Stabilization.pdf](#)  
[2026-01-12 ATT 2 Ordinance Amending 15.09.300 Tenant Protections.pdf](#)  
[2026-01-12 ATT 3 November 10, 2025 Rent Control and Tenant Protections Clarifying Changes Staff Report.pdf](#)



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- C-10. [26-331](#) CC - CONSENT ITEM: (1) AWARD OF A CONSTRUCTION CONTRACT TO TORO ENTERPRISES, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1,332,754 FOR THE MOVE CULVER CITY DOWNTOWN CORRIDOR EASTERN SEGMENT PROJECT, PS017; (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$333,189 TO COVER CONTINGENCY COSTS (25%); (3) AUTHORIZATION OF A TASK ORDER FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE MOVE CULVER CITY DOWNTOWN CORRIDOR EASTERN SEGMENT PROJECT, PS017 IN AN AMOUNT NOT-TO-EXCEED \$82,960 PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH WILL DAN ENGINEERING; AND (4) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR TO APPROVE AMENDMENTS TO THE TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$20,740 TO COVER CONTINGENCY COSTS (25%).
- C-11. [26-337](#) CC - CONSENT ITEM: AWARD OF A CONSTRUCTION CONTRACT TO CLARKE CONTRACTING CORPORATION, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$343,600 FOR THE SLOPE REPAIR PROJECT BEHIND 9530 JEFFERSON BOULEVARD, CIP PP-022; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$22,668 (6.6% OF TOTAL BID).

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- C-12. [26-338](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 83810 CONSISTING OF THE CREATION OF FIVE RESIDENTIAL AIR SPACE UNITS ON AN EXISTING LOT FOR CONDOMINIUM PURPOSES FOR THE PROJECT LOCATED AT 3906 HURON AVENUE.

*Attachments:* [2026-01-12-ATT 1-CC-Final Tract Map 83810](#)  
[2026-01-12-ATT 2-CC-Resolution for Final Tract Map 3906 Huron.pdf](#)

- C-13. [26-340](#) CC - CONSENT ITEM: APPROVAL OF SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE VETERANS MEMORIAL PARK PARKING LOT RESURFACING PROJECT, PA-008.
- C-14. [26-348](#) CC - CONSENT ITEM: APPROVAL OF A GENERAL SERVICES AGREEMENT WITH HUMBLE RENTALS, LLC IN AN AMOUNT NOT-TO-EXCEED 129,000 TO IMPLEMENT A PORTABLE BATTERY PILOT PROGRAM.

## **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. [26-330](#) **CC - PUBLIC HEARING: APPEAL OF THE PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2025-P011, APPROVING CONDITIONAL USE PERMIT, P2025-0174-CUP AND A CLASS 1 CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND CONSIDERATION OF A SUPPLEMENTAL CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT TO ALLOW A VEHICLE SERVICE FACILITY WITHIN AN EXISTING 42,333 SQUARE-FOOT BUILDING AT 10150-10200 JEFFERSON BOULEVARD.**

**Attachments:** [Att 1 CC Resolution CUP Appeal 10200 Jefferson Blvd.pdf](#)  
[Att 2 Appellant Letter - October 8, 2025](#)  
[Att 3 Applicant Response to Appellant Letter](#)  
[Att 4 Vicinity Map 10200 Jefferson Blvd](#)  
[Att 5 Planning Commission Resolution 2025-P011 Exhibits A-B](#)  
[Att 6 Planning Commission Staff Report - September 24, 2025](#)  
[Att 7 Planning Commission Project Summary - September 24, 2025](#)  
[Att 8 Class 1 NOE - September 24, 2025](#)  
[Att 9 CEQA Class 32 Report](#)  
[Att 10 Planning Commission Minutes - September 24, 2025](#)  
[Att 11 Preliminary Development Plans](#)  
[Att 12 Public Comments as of 2025-12-16](#)

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- PH-2. [26-394](#) CC - PUBLIC HEARING: (1) ADOPTION OF A FINDING THAT THE ORDINANCE APPROVING A CITY-INITIATED CODE AMENDMENT TO CULVER CITY MUNICIPAL CODE SECTIONS 15.06.300-330 AND 15.10.750-790 ADOPTING NEW PARK LAND IN-LIEU AND PARK LAND IMPACT FEES ("PROPOSED ORDINANCE") IS EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15060(C)(3), 15061(B)(3), AND 15378(B)(4); (2) INTRODUCTION OF THE PROPOSED ORDINANCE; AND (3) ADOPTION OF A RESOLUTION SETTING NEW PARK LAND RELATED FEES AND RATES AND ACCEPTING THE PARKS AND RECREATION FACILITIES DEVELOPMENT IMPACT FEE STUDY.

**Attachments:** [2026-01-12 ATT 1 - New Park Fee Ordinance.pdf](#)  
[2026-01-12 ATT 2 - Parkland Fees Resolution.pdf](#)  
[2026-01-12 ATT 3 - NBS Final Report](#)

## ACTION ITEMS

- A-1. [26-196](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION TO THE CITY CLERK REGARDING VACANCIES ON THE CIVIL SERVICE COMMISSION, CULTURAL AFFAIRS COMMISSION (CAC), ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS (ACOH), BICYCLE PEDESTRIAN ADVISORY COMMITTEE (BPAC), EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE (EHRAC), AND THE LANDLORD TENANT MEDIATION BOARD (LTMB); (2) CONSIDERATION OF J. MARVIN CAMPBELL'S REQUEST TO BE REAPPOINTED TO THE BPAC

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**Attachments:** [CSC Application.pdf](#)  
[CAC Applications\\_redacted.pdf](#)  
[ACOHH Applications.pdf](#)  
[LTMB Applications.pdf](#)  
[MLKJJAC Applications.pdf](#)  
[Bylaws of CBC Bodies with Vacancies.pdf](#)

- A-2.     [26-360](#)**     **CC - ACTION ITEM: (1) PRESENTATION ON PRIORITY-DRIVEN BUDGETING; (2) APPROVAL OF DEMOGRAPHICS FOR CIVIC ASSEMBLY AS RECOMMENDED BY THE CIVIC ASSEMBLY AD HOC SUBCOMMITTEE; AND (3) OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

**Attachments:** [2026 1 12 ATT 1 Culver City Civic Assembly Proposed Demographic Targets](#)

- A-3.     [25-1091](#)**     **CC - ACTION ITEM: (1) DISCUSSION OF CULVER CITY'S SUPPORT OF WOMEN AND GIRLS, INCLUDING THE POTENTIAL CREATION OF A FORMAL COMMISSION, BOARD, OR COMMITTEE; AND (2) IF DESIRED, DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.**

**Attachments:** [2024-06-10 Staff Report and Minutes Excerpt-CBC Women and Girls.pdf](#)

- A-4.     [26-297](#)**     **CC - ACTION ITEM: (1) ADOPTION OF RESOLUTIONS AND/OR MOTIONS APPOINTING CITY COUNCIL MEMBERS/STAFF MEMBERS TO VARIOUS OUTSIDE AGENCY BOARDS, CITY COUNCIL SUBCOMMITTEES AND OTHER RELATED BODIES; (2) CREATION OF SUBCOMMITTEES AS NEEDED AND APPOINTMENTS THERETO; (3) DISSOLUTION OF SUBCOMMITTEES AS NEEDED; AND (4) DIRECTION TO THE CITY CLERK AS DEEMED APPROPRIATE.**

City Council Meeting Agenda  
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

January 12, 2026

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**Attachments:** [2026 Appointment to City Selection Committee Resolution.pdf](#)  
[2026 Appointment to LA County Division of League of CA  
Cities Resolution.pdf](#)  
[2026 Appointment to Independent Cities Association  
Resolution.pdf](#)  
[2026 Appointment to Sanitation District 5 Resolution.pdf](#)  
[2026 Appointment to SCAG Resolution.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**