



Mike Balkman Council  
Chambers  
9770 Culver Blvd. Culver  
City, CA 90232



Mayor Freddy Puza  
Vice Mayor Bubba Fish  
Member Yasmine-Imani McMorrin  
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, February 9, 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. For more

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Closed Session - 6:00 PM  
Recognitions - 6:30 PM  
Regular Session - 7:00 PM

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Board, and Culver City Housing  
Authority Board**

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information on how to register, please visit [www.culvercity.org/meetings](http://www.culvercity.org/meetings) or call (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.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

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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](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 - 6:00 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.    [26-464](#)    CC - CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
RE: SARA BETH LANE V. CITY OF CULVER CITY  
CASE NO. 24SMCV01168  
PURSUANT TO GOVERNMENT CODE SECTION  
54956.9(D)(1)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1.    [26-502](#)    CC - PRESENTATION OF A COMMENDATION TO VILLAGE WELL ON ITS 5TH ANNIVERSARY IN BUSINESS.**
- R-2.    [26-503](#)    CC- A PROCLAMATION IN HONOR OF BLACK HISTORY MONTH 2026.**

**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

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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. [26-501](#) **CC - A PRESENTATION BY HOME RUN FINANCING REGARDING PROPERTY ASSESSED CLEAN ENERGY (PACE.)**

## 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.

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## 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.     [26-499](#)     **CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR JANUARY 17, 2026 TO JANUARY 30, 2026.**  
*Attachments:* [Final Cash Disbursements for City Council - 260209](#)
- C-2.     [26-500](#)     **CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON JANUARY 26, 2026.**  
*Attachments:* [2026-01-26 CCCC Draft Minutes](#)
- C-3.     [26-356](#)     **CC - CONSENT ITEM: APPROVAL OF SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR THE ADA SIDEWALK REPAIR PROJECT, PS-011 (CDBG PROJECT NO. 602758-25).**  
*Attachments:* [2026-02-09-ATT 1\\_PS011 CDBG Specifications 2526.pdf](#)

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C-4. [26-421](#) **CC - CONSENT ITEM: (1) REJECTION OF BID SUBMITTED BY DISCOUNT DOOR AND WINDOW AS NON-RESPONSIVE; (2) AWARD OF CONSTRUCTION CONTRACT TO NEWBUILD CONSTRUCTION AND RESTORATION, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$127,000 TO REPLACE THE WINDOWS AT THE FIRE TRAINING FACILITY; AND (3) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT-TO-EXCEED \$30,000.**

C-5. [26-469](#) **CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING 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.**

**Attachments:** [2026-02-09 ATT 1 - Parkland Fee in Lieu Ordinance.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. [26-427](#) **CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2025-0229-ZCA) AMENDING TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) TO IMPLEMENT PROGRAMS OF THE 2021-2029 HOUSING ELEMENT AND EXEMPTION FROM CEQA.**

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**Attachments:** [2026-02-09 ATT-1 Proposed Ordinance for ZCA P2025-0229.pdf](#)  
[2026-02-09 ATT-2 PC Resolution 11-12-25.pdf](#)  
[2026-02-09 ATT-3 PC Staff Report 11-12-25.pdf](#)

**PH-2. [26-416](#) CC - PUBLIC HEARING: CONSIDERATION OF A CITY-INITIATED ZONING CODE AMENDMENT (P2025-0240-ZCA) TO: ADOPT AN EXEMPTION PURSUANT TO CEQA SECTION 15183 AND PUBLIC RESOURCES CODE SECTION 21080.17; AMEND THE CULVER CITY MUNICIPAL CODE (CCMC) CHAPTER 15.10, SUBDIVISIONS TO PERMIT THE ADDITION OF ACCESSORY DWELLING UNITS IN QUALIFIED LOT SUBDIVISIONS; AMEND CCMC SECTION 17.400.095, RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO REMOVE OWNER-OCCUPANCY REQUIREMENTS FOR JUNIOR ACCESSORY DWELLING UNITS; AND ADOPT CCMC SECTION 17.400.096 TO PERMIT THE SEPARATE SALE AND CONVEYANCE OF ACCESSORY DWELLING UNITS AS CONDOMINIUMS.**

**Attachments:** [2026-02-09 Att 1 Proposed City Council Ordinance.pdf](#)  
[2026-02-09 Att 2 Planning Commission Resolution 2025-P016 Executed 11.12.2025](#)  
[2026-02-09 Att 3 PC Meeting Minutes Nov 12 2025](#)

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PH-3. [26-410](#) **CC - PUBLIC HEARING: APPEAL OF THE PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2025-P013, APPROVING SITE PLAN REVIEW, TENTATIVE PARCEL MAP AND EXTENDED CONSTRUCTION HOURS, P2024-0190-SPR/TPM AND A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CHECKLIST PURSUANT TO CEQA GUIDELINES 15168, FOR A MIXED-USE PROJECT WITH 1,077 RESIDENTIAL UNITS AND 5,772 SQUARE FEET OF COMMERCIAL SPACE AT 5757 UPLANDER WAY IN THE MIXED USE HIGH (MU-MD) ZONE.**

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**Attachments:** [Attachment 1 - CC Resolution 5757 Uplander Way SPR-TPM Appeal DRAFT](#)  
[Attachment 2 - Vicinity Map](#)  
[Attachment 3 - Appellant Letters, November 20 and 25, 2025](#)  
[Attachment 4 - Response to Appellant Letter, December 28, 2025 \(with attachment\)](#)  
[Attachment 5 - Response to Western States Regional Council of Carpenters, December 28, 2025 \(with attachment\)](#)  
[Attachment 6 - DOBI Administrative Approval](#)  
[Attachment 7 - Planning Commission Resolution No 2025-P013 with Exhibits, November 12, 2025](#)  
[Attachment 8 - Planning Commission Meeting Minutes November 12 2025](#)  
[Attachment 9 - Planning Commission Staff Report \(without attachments\), November 12, 2025](#)  
[Attachment 10 - Planning Commission Project Summary, November 12, 2025](#)  
[Attachment 11 - Preliminary Development Plans, September 18, 2025](#)  
[Attachment 12 - CEQA Clearance Documentation \(including attachments\)](#)  
[Attachment 13 - Summary of CEQA Clearance Checklist Findings](#)  
[Attachment 14 - Public Comments](#)

PH-4. [26-441](#) **CC - PUBLIC HEARING: APPEAL OF THE PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2025-P015, APPROVING SITE PLAN REVIEW AND ADMINISTRATIVE USE PERMIT, P2024-0246-SPR/AUP AND AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION TO ALLOW A NEW 147-ROOM HOTEL WITH GROUND FLOOR COFFEE SHOP AND RESTAURANT SPACES AT 11469 JEFFERSON BOULEVARD.**

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**Attachments:** [2026-02-09 ATT 1 - Proposed City Council Resolution.pdf](#)  
[2026-02-09 ATT 2 - Appellant Letter, December 1, 2025](#)  
[2026-02-09 ATT 3 - Applicant Response to Appellant Letter,  
January 16, 2026](#)  
[2026-02-09 ATT 4 - Vicinity Map](#)  
[2026-02-09 ATT 5 - Planning Commission Resolution No.  
2025-P015](#)  
[2026-02-09 ATT 6 - Planning Commission Staff Report](#)  
[2026-02-09 ATT 7 - Planning Commission Project Summary](#)  
[2026-02-09 ATT 8 - Certified MND](#)  
[2026-02-09 ATT 9 - Addendum to the Certified MND](#)  
[2026-02-09 ATT 10 - Planning Commission Meeting Minutes,  
November 12, 2025](#)  
[2026-02-09 ATT 11 - Preliminary Development Plans](#)  
[2026-02-09 ATT 12 - Public Comments](#)

## ACTION ITEMS

A-1. [26-395](#) **CC - ACTION ITEM: (1) DISCUSSION OF A THIRD REQUEST FROM “VOTE 16 CULVER CITY” TO LOWER THE VOTING AGE TO 16 FOR CULVER CITY MUNICIPAL ELECTIONS; AND (2) DIRECTION TO THE CULVER CITY’S ELECTIONS OFFICIAL/CITY CLERK AS DEEMED APPROPRIATE.**

**Attachments:** [1. 2026-02-09 - ATT 1 List of Cities/Counties that either allow and/or have held elections where voters are under the age of 18.](#)  
[2026-02-09 - ATT 2 Proposed 2026 Measure Text \(Identical to 2022 Measure Text \).](#)

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A-2      [26-415](#)      **CC - ACTION ITEM: (1) PRESENTATION ON THE FISCAL YEAR 2025-2026 MID-YEAR BUDGET MONITORING REPORT; (2) RECEIPT AND FILING OF THE FISCAL YEAR 2025-2026 MID-YEAR BUDGET MONITORING REPORT; (3) NOTIFICATION TO PUBLIC INVITING COMMENT AND INPUT FOR THE UPCOMING PROPOSED BUDGET FOR FISCAL YEAR 2026-2027; (4) APPROVAL OF PROPOSED BLANKET PURCHASE ORDER AMENDMENTS; (5) APPROVAL OF PERSONNEL POSITION ALLOCATION AMENDMENTS; (6) ADOPTION OF A RESOLUTION ADOPTING THE UPDATED CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES, EFFECTIVE FEBRUARY 9, 2026; (7) ADOPTION OF A RESOLUTION ADOPTING THE UPDATED EXECUTIVE COMPENSATION PLAN EFFECTIVE FEBRUARY 9, 2026; AND (8) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF PROPOSED BUDGET AMENDMENTS.**

**Attachments:** [2026-02-09 ATT 1 - Fiscal Year 2025-2026 Mid-Year Budget Monitoring Report.pdf](#)  
[2026-02-09 ATT 2 - Proposed Blanket Purchase Order Amendments.pdf](#)  
[2026-02-09 ATT 3 - Proposed Personnel Position Allocation Amendments.pdf](#)  
[2026-02-09 ATT 4 - Proposed Budget Amendments.pdf](#)  
[2026-02-09 ATT 5 - Proposed Resolution Adopting Classification and Salary Plan for City Employees, effective February 9, 2026.pdf](#)  
[2026-02-09 ATT 6 - Proposed Resolution Adopting the updated Executive Compensation Plan, effective February 9, 2026](#)

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A-3.     [26-491](#)     **CC - ACTION ITEM: (1) CONSIDERATION OF APPOINTMENTS TO THE AD HOC 2025 AND 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS PREPARATION SUBCOMMITTEE (2) CREATION OF A CITY COUNCIL AD HOC WOMEN AND GIRLS SUBCOMMITTEE; AND (3) DIRECTION TO THE CITY CLERK 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)**