



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 McMorrin  
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, April 14, 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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Closed Session - 6:00 PM  
Recognitions - 6:30 PM  
Regular Session - 7:00 PM

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Authority Board**

**April 14, 2025**

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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.

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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

## 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.**    [25-950](#)    **CC: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**RE: FRIENDS AND FAMILIES FOR MOVE CULVER CITY V. CITY OF CULVER CASE NO. B342399 (LACSC CASE NO. 23STCP03833)**  
**PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**

## RECOGNITION PRESENTATIONS - 6:30 PM

- R-1.**    [25-987](#)    **CC - A PROCLAMATION DECLARING THE MONTH OF APRIL AS RECORDS AND INFORMATION MONTH IN CULVER CITY.**
- R-2.**    [25-988](#)    **CC - A PROCLAMATION DECLARING APRIL 22, 2025 AS EARTH DAY IN CULVER CITY.**
- R-3.**    [25-989](#)    **CC - A PROCLAMATION DECLARING APRIL AS ARAB-AMERICANS MONTH IN CULVER CITY.**
- R-4.**    [25-990](#)    **CC - A PROCLAMATION DECLARING APRIL 25, 2025 AS ARBOR DAY IN CULVER CITY.**

## REGULAR SESSION - 7:00 PM

### PLEDGE OF ALLEGIANCE

### LAND ACKNOWLEDGEMENT

### REPORT ON ACTION TAKEN IN CLOSED SESSION

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## **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 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. [25-980](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR MARCH 8, 2025 - APRIL 4, 2025.

**Attachments:** [Final Cash Disbursement for City Council - 250414.pdf](#)

- C-2. [25-982](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE JOINT SPECIAL CITY COUNCIL MEETING HELD ON MARCH 10, 2025 AND OF THE REGULAR CITY COUNCIL MEETINGS HELD MARCH 10 AND MARCH 17, 2025.

**Attachments:** [2025-03-10 Joint CCCCACOH Draft Minutes.pdf](#)  
[2025-03-10 CCCC Draft Minutes.pdf](#)  
[2025-03-17 CCCC Draft Minutes.pdf](#)

- C-3. [25-727](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT; (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND (3) SETTING THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING.

**Attachments:** [2025-04-14-ATT-CC Engineer's Report Higuera Street.doc](#)  
[2025-04-14-ATT-Resolution of Intention - Higuera Street District.pdf](#)

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- C-4. [25-728](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; (2) DECLARING THE INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND (3) SETTING THE DATE, TIME, AND PLACE FOR THE PUBLIC HEARING.

**Attachments:** [2025-04-14-ATT-CC-Engineer's-Report\\_LMD 1.pdf](#)  
[2025-04-14-ATT-CC-Resolution of Approval LMD 1.pdf](#)

- C-5. [25-812](#) CC - CONSENT ITEM: APPROVAL OF A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF TWO PARKING METER SERVICE VANS AND ONE SEWER INSPECTION TRUCK IN AN AMOUNT NOT-TO-EXCEED \$553,605.

- C-6. [25-829](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2024-0306-ZCA) REPLACING THE CURRENT DENSITY AND OTHER BONUS INCENTIVES (DOBI) ORDINANCE IN ITS ENTIRETY WITH A NEW DOBI ORDINANCE AND ADDING NEW DEFINITIONS TO THE ZONING CODE (PROJECT).

**Attachments:** [2025-04-14 ATT Affordable Housing Density Bonus Ordinance.pdf](#)

- C-7. [25-894](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2024-0310-ZCA) TO INCORPORATE AND BE CONSISTENT WITH THE CITYWIDE RESIDENTIAL AND MIXED USE OBJECTIVE DESIGN STANDARDS (PROJECT).

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**Attachments:** [2025 04-14 ATT CC Ordinance Adoption ZCA for ODS \(with Exhibit A: Proposed Zoning Code Text Changes in "strikethrough/underline" format\)](#)

C-8. [25-897](#) CC - CONSENT ITEM: (1) AWARD OF CONSTRUCTION CONTRACT TO TORO ENTERPRISES INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1,216,288 FOR THE ROBERTSON BUS/BIKE LANES PROJECT, PF-024; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$182,444 TO COVER CONTINGENCY COSTS (15%).

C-9. [25-911](#) CC - CONSENT ITEM: APPROVAL OF A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH SOUTH COAST INDUSTRIAL DOOR TO PERFORM ON-CALL DOOR AND GATE REPAIRS AT VARIOUS CITY FACILITIES IN AN AMOUNT NOT-TO-EXCEED \$500,000.

**Sponsors:** City Council Meeting Agenda

C-10. [25-918](#) CC - CONSENT ITEM: APPROVAL OF PURCHASE ORDERS WITH SKYLINE SAFETY AND SUPPLY FOR TAMPER PROOF PULL BOX LIDS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$30,000, RESULTING IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$80,000 IN FISCAL YEAR 2024-2025.

**Sponsors:** City Council Meeting Agenda

C-11. [25-919](#) CC - CONSENT ITEM: APPROVAL OF A BLANKET PURCHASE ORDER WITH KIMBALL MIDWEST FOR MAINTENANCE, REPAIR & OPERATIONS SUPPLIES AND RELATED SERVICES IN AN AMOUNT NOT-TO-EXCEED \$100,000 PER FISCAL YEAR FOR FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2027-2028.



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- C-12. [25-931](#) CC - CONSENT ITEM: (1) WAIVER OF MINOR IRREGULARITY IN BID AND AWARD OF CONSTRUCTION CONTRACT TO FS CONTRACTORS, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$102,200 FOR THE SAWTELLE SIDEWALK IMPROVEMENT PROJECT, PS-011 (CDBG PROJECT NO. 602687-24); AND (2) AUTHORIZATION FOR THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$25,550 TO COVER CONTINGENCY COSTS (25%).
- C-13. [25-932](#) CC - CONSENT ITEM: APPROVAL OF AN AMENDMENT TO EXISTING AGREEMENT WITH CLEVER DEVICES LTD. FOR ONBOARD VEHICLE HARNESS MODIFICATIONS AND LAND MOBILE RADIO (LMR) IMPLEMENTATION AND INTEGRATION SERVICES FOR THE TRANSPORTATION DEPARTMENT SERVICES IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$95,000 (\$53,000 EQUIPMENT PLUS \$42,000 FOR INSTALLATION AND ON-SITE SUPPORT), RESULTING IN AN AGGREGATE AMOUNT OF THIS AGREEMENT NOT-TO-EXCEED \$345,830.

## 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. [25-801](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION ORDERING THE VACATION OF 543 SQUARE FEET OF THE PORTION OF DRAKEWOOD AVENUE FRONTING 10701 RANCH ROAD, TRACT NO. 18215, PURSUANT TO DIVISION 9, PART 3 CHAPTER 3 OF THE STREETS AND HIGHWAY CODE.

**Attachments:** [2025-04-14 ATT 1 Resolution Ordering Vacation of a Portion of Drakewood Avenue.pdf](#)  
[2025-04-14 ATT CCNEWS Notice of PH to Vacate Drakewood Ave to Ranch Road.pdf](#)

## ACTION ITEMS

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- A-1      [25-972](#)      **CC - ACTION ITEM: (1) ADOPTION OF AN ORDINANCE AUTHORIZING THE CITY TO CONDUCT AN ALL-MAIL BALLOT ELECTION ON AUGUST 26, 2025; (2) UNANIMOUS VOTE REQUIREMENT: ADOPTION OF A RESOLUTION DECLARING A FISCAL EMERGENCY PURSUANT TO ARTICLE XIII C OF THE CONSTITUTION OF THE STATE OF CALIFORNIA; CALLING AND GIVING NOTICE OF THE HOLDING A SPECIAL ALL-MAIL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, AUGUST 26, 2025 FOR THE PURPOSE OF SUBMITTING TO THE VOTERS ONE ORDINANCE TO ENACT A LOCAL TRANSACTIONS AND USE TAX (SALES TAX) MEASURE; AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE BALLOT MEASURE; (3) ADOPTION OF A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES RENDER SPECIFIED SERVICES RELATED TO THE CONDUCT OF SAID ELECTION; (4) DISCUSSION AND (IF DESIRED) ADOPTION OF A RESOLUTION AUTHORIZING AND GIVING PRIORITY TO THE CITY COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO SUBMIT BALLOT ARGUMENTS (PRIMARY AND REBUTTAL) REGARDING THE BALLOT MEASURE; (5) (IF DESIRED) CREATION OF AND APPOINTMENT OF CITY COUNCIL MEMBERS TO AN AD HOC CITY COUNCIL SUBCOMMITTEE TO DRAFT AND/OR SUBMIT SUCH BALLOT ARGUMENT(S); (6) FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$540,000 FROM THE GENERAL FUND UNASSIGNED BALANCE FOR ELECTION COSTS; AND (7) APPROVAL OF AGREEMENTS FOR ELECTION SERVICES WITH HART INTERCIVIC IN AN AMOUNT NOT-TO-EXCEED**

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\$75,000, AND PROVOTE SOLUTIONS IN AN AMOUNT NOT-TO-EXCEED \$210,000; AND (8) AUTHORIZATION TO THE CITY MANAGER TO APPROVE OTHER ELECTION-RELATED AGREEMENTS AS NEEDED WITHIN THE ALLOCATED BUDGET OF \$540,000.

**Attachments:** [2025-04-14 ATT 1 Ordinance Authorizing All Mail Ballot Election.pdf](#)  
[2025-04-14 ATT 2 Resolution Declaring Fiscal Emergency and Calling Special Election.pdf](#)  
[2025-04-14 ATT 3 Resolution Requesting County Election Services.pdf](#)  
[2025-04-14 ATT 4 Resolution Designating Council Members to Submit Ballot Arguments.pdf](#)

A-2      [25-978](#)      CC - ACTION ITEM: (1) CONSIDERATION OF PUBLIC INPUT ON THE FUTURE USE OF THE CITY-OWNED PROPERTY AT 11029 WASHINGTON BOULEVARD, AND (2) DISCUSSION AND DIRECTION TO THE CITY MANAGER, AS DESIRED.

**Attachments:** [2025-04-14 ATT Maps 11029 Washington.pdf](#)  
[2025-04-14 ATT Interior Exterior Photos 11029 Washington.pdf](#)  
[2025-04-14 ATT Paper Version of 11029 Washington Boulevard Visioning Form.pdf](#)  
[2025-04-14 ATT Unique Ideas Submitted by the Public.pdf](#)  
[2025-04-14 ATT Ideas Ranked at Community Meeting.pdf](#)

A-3.      [25-943](#)      CC - ACTION ITEM: (1) ADOPTION OF AN INTERIM ORDINANCE ESTABLISHING A TENANT RIGHT TO COUNSEL PROGRAM FOR A PERIOD OF 12-MONTHS; AND (2) (IF DESIRED) DIRECTION TO THE CITY MANAGER REGARDING ADDITIONAL FUNDING FOR THE PROGRAM IN THE PROPOSED BUDGET FOR FISCAL YEAR 2025-2026.

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**Attachments:** [2025-04-14 ATT 1 Ordinance Tenant Right to Counsel](#)  
[2025-04-14 ATT 2 Bet Tzedek - Culver City Data Report.pdf](#)  
[2025-04-14 ATT 3 Culver City RTC BT Estimate Report and  
Data,4912-1797-5092.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**