



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 28, 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 - 5:30 PM  
Recognitions - 6:30 PM  
Regular Session - 7:00 PM

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

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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 - 5:30 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. [25-957](#) CC: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
RE: SIGNIFICANT EXPOSURE TO LITIGATION (1 ITEM)  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(2)**
- CS-2. [25-1056](#) CC: CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
RE: WCAB CASE NO. ADJ11316731; ADJ12046612; ADJ11622236  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)**
- CS-3. [25-1062](#) CC: PUBLIC EMPLOYEE APPOINTMENT  
TITLE: CITY MANAGER  
PURSUANT TO GOVERNMENT CODE SECTION 54957(B)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1. [25-1061](#) CC - PRESENTATION OF A CERTIFICATE OF RECOGNITION TO KAIZUKA SISTER CITY CHAIRMAN TOSHIHARU TERADA IN HONOR OF THE 60TH ANNIVERSARY OF THE KAIZUKA, JAPAN-CULVER CITY SISTER CITY RELATIONSHIP.**
- R-2. [25-1057](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY 2025 AS NATIONAL BIKE MONTH IN CULVER CITY.**

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R-3. [25-1058](#) CC - PRESENTATION OF A PROCLAMATION  
DESIGNATING MAY 2025 AS SMALL BUSINESS MONTH  
IN CULVER CITY.

**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 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

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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. [25-1059](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR APRIL 5, 2025 - APRIL 18, 2025.

**Attachments:** [Final Cash Disbursements for City Council - 250428.pdf](#)

- C-2. [25-1060](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON APRIL 14, 2025.

**Attachments:** [2025-04-14 CCCC Draft Minutes.pdf](#)

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C-3. [25-976](#) HA - CONSENT ITEM: (1) AWARD OF 42 PROJECT-BASED VOUCHERS TO COMMUNITY CORPORATION OF SANTA MONICA FOR THE JUBILO VILLAGE 95-UNIT 100% AFFORDABLE NEW CONSTRUCTION PROJECT; AND (2) APPROVAL OF AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT.

C-4. [25-729](#) CC - CONSENT ITEM: ADOPTION OF A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE SEWER USER'S SERVICE CHARGE, (2) DECLARING THE INTENTION TO ORDER THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE DATE, TIME, AND PLACE FOR PUBLIC HEARING.

**Attachments:** [2025-04-28-ATT- Engineer's Report-SUSC.pdf](#)  
[2025-04-28 ATT Resolution of Intention SUSC.pdf](#)

C-5. [25-913](#) CC - CONSENT ITEM: (1) APPROVAL OF AN AGREEMENT WITH UKG KRONOS SYSTEMS, LLC TO PROVIDE AN ONLINE, CLOUD-BASED TIMEKEEPING, SCHEDULING, AND ATTENDANCE MANAGEMENT SOFTWARE AS A SOLUTION (SAAS) FOR A TOTAL AMOUNT NOT-TO-EXCEED \$513,000 OVER FIVE YEARS; AND (2) AUTHORIZATION TO THE CITY MANAGER TO APPROVE EXPENDITURES TO UKG KRONOS SYSTEMS, LLC IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$97,000 ALLOWING FOR AN INCREASE OF FIVE PERCENT FOR ANNUAL RENEWALS AFTER THE INITIAL FIVE YEAR-TERM AT THE SOLE DISCRETION OF THE CITY.

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- C-6. [25-962](#) CC - CONSENT ITEM: (1) ADOPTION OF A RESOLUTION APPROVING THE AMENDED EXECUTIVE COMPENSATION PLAN TO UPDATE EXECUTIVE MANAGEMENT POSITIONS RETROACTIVELY TO JULY 1, 2023; AND (2) ADOPTION OF A RESOLUTION APPROVING THE AMENDED SALARY SCHEDULE TO INCLUDE UPDATED EXECUTIVE MANAGEMENT POSITIONS IN THE EXECUTIVE MANAGEMENT COMPENSATION PLAN EFFECTIVE MAY 5, 2025.

**Attachments:** [2025 04 28 ATT 1 Resolution and Amended Executive Compensation Plan.pdf](#)  
[2025 04 28 ATT 2 Resolution and Salary Schedule.pdf](#)

- C-7. [25-1017](#) CC - CONSENT ITEM: (1) AWARD OF AN IN-KIND OFF-CYCLE SPECIAL EVENT GRANT IN THE AMOUNT OF \$1,000 TO ARTIFICIAL INTELLIGENCE LOS ANGELES (AI LA) FOR THEIR AI ON THE LOT EVENT; AND (2) DESIGNATION OF THE EVENT AS CITY SPONSORED.

**Attachments:** [Artificial Intelligence Los Angeles Overview](#)

## 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. [25-954](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT (P2025-0012-ZCA) AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 ZONING CODE, SECTION 17.400.095 RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO CLARIFY AND UPDATE EXISTING CODE SECTIONS TO CONFORM TO STATE ACCESSORY DWELLING UNIT LAW.

**Attachments:** [2025-04-28 ATT 1 Ordinance Approving ADU Zoning Code Amendment.pdf](#)  
[2025-04-28 ATT 2 – Planning Commission Resolution No. 2025-P004](#)  
[2025-04-28 ATT 3 – Planning Commission Staff Report, dated March 26, 2025 \(without attachments\)](#)

PH-2. [25-979](#) CC - PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2025-2026.

**Attachments:** [2025-04-28 ATT Resolution Approving and Adopting Comprehensive Fees Schedule for FY 25-26.pdf](#)

## ACTION ITEMS

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- A-1. [25-1014](#) CC - ACTION ITEM: (1) DISCUSSION OF CITY SPONSORSHIP OF THE NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE IN TOWN PLAZA DURING THE 2028 OLYMPICS; (2) (IF DESIRED) DESIGNATION OF THE NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE AS A CITY-SPONSORED EVENT AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING AND OTHER RELATED AGREEMENTS WITH THE NEW ZEALAND OLYMPIC COMMITTEE FOR EXCLUSIVE USE OF TOWN PLAZA DURING THE 2028 OLYMPICS FOR SUCH EVENT; AND (3) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

**Attachments:** [2025-04-28 ATT Draft Site Map.png](#)  
[2025-04-28 ATT Draft Site Renderings.png](#)

- A-2. [25-1004](#) CC - ACTION ITEM: (1) UPDATE ON AND DISCUSSION OF THE FOX HILLS SPECIFIC PLAN; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-3. [25-1007](#) CC - ACTION ITEM: (1) UPDATE ON AND DISCUSSION OF THE DEVELOPMENT OF THE HAYDEN TRACT SPECIFIC PLAN; AND (2) DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.
- A-4. [25-975](#) CC - ACTION ITEM: DISCUSSION AND DIRECTION TO THE CITY MANAGER ON THE CREATION OF A LOCAL HOUSING TRUST FUND (LHTF).

**Attachments:** [2025-04-28 ATT 1 2020-Final-Guidelines](#)  
[2025-04-28 ATT 2 Westside COG 2.10.25 Meeting](#)  
[2025-04-28 ATT 3](#)  
[24-0008-reap2.0-county-investment-factsheets-bklt-mar25-final](#)  
[2025-04-28 ATT 4 1179824 MeasureALSFEligibleUses](#)

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

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**ITEMS FROM MEMBERS (CONTINUED)**

**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**