



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, May 12, 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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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. [25-1119](#) 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. [25-1120](#) CC: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
RE: INITIATION OF LITIGATION (1 ITEM)  
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)**
- CS-3. [25-1121](#) CC: PUBLIC EMPLOYEE APPOINTMENT  
TITLE: CITY MANAGER  
PURSUANT TO GOVERNMENT CODE SECTION 54957(B)**

**RECOGNITION PRESENTATIONS - 6:30 PM**

- R-1. [25-1126](#) CC - PRESENTATION OF A COMMENDATION TO THE CULVER CITY FIRE DEPARTMENT FIRE CREW IN RECOGNITION OF HEROIC ACTIONS ON JANUARY 18, 2025.**
- R-2. [25-1127](#) CC - PRESENTATION OF A COMMENDATION TO JIM LAMM, 2025 SENIOR OF THE YEAR.**
- R-3. [25-1128](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY 6-12, 2025 AS NURSE'S WEEK IN CULVER CITY.**

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- R-4. [25-1122](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY 2025 AS JEWISH AMERICAN HERITAGE MONTH IN CULVER CITY.
- R-5. [25-1124](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY 2025 AS HISTORIC PRESERVATION MONTH IN CULVER CITY.
- R-6. [25-1125](#) CC - PRESENTATION OF A PROCLAMATION DESIGNATING MAY 2025 AS OLDER AMERICANS 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

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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) 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. [25-1117](#) CC:HA:SA - CONSENT ITEM: APPROVAL OF CASH DISBURSEMENTS FOR APRIL 19, 2025 - MAY 2, 2025.

**Attachments:** [Final Cash Disbursements for City Council - 250512.pdf](#)

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C-2. [25-1118](#) CC:HA:SA:PA - CONSENT ITEM: APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD ON APRIL 28, 2025.

**Attachments:** [2025-04-28 CCCC Draft Minutes.pdf](#)

C-3. [25-1069](#) CC:SA:HA:PA - CONSENT ITEM: (1) RECEIPT OF THE CITY MANAGER'S/EXECUTIVE DIRECTOR'S PROPOSED BUDGET FOR FISCAL YEAR 2025-2026; AND (2) SETTING THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR JUNE 9, 2025 AT 7:00 P.M.

C-4. [25-961](#) CC - CONSENT ITEM: ADOPTION OF AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE CHAPTER 15.02: BUILDING, STRUCTURES, AND EQUIPMENT BY ADDING SECTION 15.02.025 CONTRACTOR TRANSPARENCY REQUIREMENTS.

**Attachments:** [2025-05-12 ATT 1 Ordinance Amending CCMC Chapter 15.02 Buildings, Structures, and Equipment by Adding Section 15.02.025 Contractor Transparency Requirements](#)  
[2025-05-12 Att 2 March 17, 2025, Staff Report File Number 25 331](#)

C-5. [25-1018](#) CC - CONSENT ITEM: (1) AWARD OF CONSTRUCTION CONTRACT TO ALFARO COMMUNICATIONS CONSTRUCTION, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$3,015,454.67 FOR THE SIGNALIZED INTERSECTIONS IMPROVEMENTS PROJECT, PL013; AND (2) AUTHORIZATION TO THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$211,082 TO COVER CONTINGENCY COSTS (7%).

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- C-6. [25-1052](#) CC- CONSENT ITEM: APPROVAL OF RENAMING THE PALM ROOM AND YANJI/IKSAN CITY ROOM AT VETERANS MEMORIAL BUILDING TO THE CAPO D'ORLANDO ROOM AND THE IKSAN CITY ROOM RESPECTIVELY.
- C-7. [25-1063](#) CC - CONSENT ITEM: APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND AUTHORIZATION TO PUBLISH A NOTICE INVITING BIDS FOR CONSTRUCTION OF HURON AVENUE SIDEWALK AND DRAINAGE IMPROVEMENT PROJECT, PS-035.
- C-8. [25-1090](#) CC - CONSENT ITEM: (1) AUTHORIZATION TO SUBMIT APPLICATIONS TO THE SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) AND/OR CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT PROGRAM (CMAQ) FOR (A) THE CULVER CITY BUS FACILITY PARTIAL ELECTRIFICATION PROJECT; (B) THE CULVER CITY TRANSIT CENTER FUTURE VISIONING STUDY; AND (C) THE CULVER CITY HYDROGEN BUS PILOT PROJECT, WITH A TOTAL 11.47% LOCAL MATCH COMMITMENT IN THE AMOUNT OF \$1,804,349; AND (2) APPROVAL OF A LETTER IN SUPPORT OF THE APPLICATIONS FOR STBG AND/OR CMAQ FUNDING TO BE SIGNED BY THE MAYOR.
- C-9. [25-1099](#) CC - CONSENT ITEM: FOUR-FIFTHS VOTE REQUIREMENT: APPROVAL OF A BUDGET AMENDMENT APPROPRIATING \$55,000 FROM THE WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT #1 FUND BALANCE TO CIP #PZ638 FOR REFURBISHMENT OF MEDIANS AT ZANJA STREET AND WASHINGTON BOULEVARD.



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C-10. [25-1105](#) CC - CONSENT ITEM: ADOPTION 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:** [2025-05-12\\_ATT 1\\_Ordinance Approving ADU Zoning Code Amendment.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. [25-892](#) CC - PUBLIC HEARING: (1) ADOPTION OF A NEGATIVE DECLARATION PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDING THE SUBDIVISION ORDINANCE WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; (2) INTRODUCTION OF AN ORDINANCE APPROVING A MUNICIPAL CODE AMENDMENT (P2024-0237-ZCA) REPLACING THE CITY'S SUBDIVISION ORDINANCE IN ITS ENTIRETY AND AMENDING PORTIONS OF THE ZONING CODE; AND (3) ADOPTION OF A RESOLUTION APPROVING SMALL LOT SUBDIVISION DESIGN STANDARDS (PROJECT).

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**Attachments:** [2025-05-12 ATT 1 - Subdivision CC Ordinance Introduction.pdf](#)  
[2025-05-12 ATT 2 - Subdivision CC Resolution Small Lot Design Standards.pdf](#)  
[2025-05-12 ATT 3 - SubDivision Initial Study Neg Dec Response to Comments](#)  
[2025-05-12 ATT 4 - SubDivision Planning Commission Resolution](#)  
[2025-05-12 ATT 5 - SubDivision Planning Commission Staff Report](#)

PH-2. [25-977](#) CC - PUBLIC HEARING: INTRODUCTION OF AN ORDINANCE APPROVING CITY-INITIATED ANNUAL ZONING CODE AMENDMENT (P2025-0023-ZCA) AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CULVER CITY MUNICIPAL CODE (CCMC) FOR CLARIFICATIONS, CORRECTIONS, AND UPDATES, AND EXEMPTION FROM CEQA.

**Attachments:** [2025-05-12 ATT 1 Ordinance Approving Annual Zoining Code Update.pdf](#)  
[2025-05-12 ATT 2 Planning Commission Resolution No 2025-P005](#)  
[2025-05-12 ATT 3 March 26, 2025 PC Staff Report](#)  
[2025-05-12 ATT 4 Summary of Proposed Zoning Code Revisions](#)

## ACTION ITEMS

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- A-1. [25-1015](#) CC - ACTION ITEM: (1) AWARD OF SPECIAL EVENT GRANTS IN THE AGGREGATE AMOUNT OF \$192,000 FOR THE FISCAL YEAR 2025/2026 AND DESIGNATION OF EVENTS AS CITY SPONSORED AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; (2) ALLOCATION OF \$18,000 IN CONTINGENCY FUNDING FOR OFF-CYCLE EVENT SUPPORT; AND (3) AUTHORIZATION TO THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS.

**Attachments:** [ATT 1 CC Policy 2502 Special Events Grant Program](#)  
[ATT 2 FY 2025-26 Special Events Grant Program Summary](#)  
[ATT 3 Letter from Culver City Arts District](#)

- A-2. [25-1054](#) CC- ACTION ITEM: DISCUSSION AND DIRECTION REGARDING PILOT MICRO-GRANT/SMALL BUSINESS ASSISTANCE PROGRAMS.

**Attachments:** [SBDC Proposal for City of Culver City](#)

- A-3. [25-845](#) CC - ACTION ITEM: (1) DISCUSSION OF AND, IF DESIRED, ADOPTION OF A RESOLUTION ON PEACE AND DIPLOMACY IN TIMES OF INTERNATIONAL CONFLICT AND THE WISE USE OF CITY FUNDS; AND (2) DIRECTION TO THE CITY MANAGER, AS DEEMED APPROPRIATE.

**Attachments:** [2025-05-12 ATT Resolution on Peace and Diplomacy During International Conflict.pdf](#)

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

**ITEMS FROM MEMBERS (CONTINUED)**

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**MEMBER REQUESTS TO AGENDIZE FUTURE ITEMS**

**ADJOURN (INCLUDING ADJOURNMENT IN MEMORY)**