

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL,
CULVER CITY HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY BOARD,
REDEVELOPMENT FINANCING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY BOARD,
REDEVELOPMENT FINANCING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

November 10, 2025
7:00 p.m.

Call to Order & Roll Call

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:56 p.m. in the Mike Balkman Chambers at City Hall.

Present: Dan O'Brien, Mayor
Freddy Puza, Vice Mayor
Bubba Fish, Council Member
Yasmine-Imani McMorris, Council Member
Albert Vera, Council Member*

*Council Member Vera exited the meeting at 12:00 a.m.

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Closed Session

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received for Closed Session items.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:58 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation (1 Item)
Pursuant to Government Code Section 54956.9(d)(4)

CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: David Grant Price v. City of Culver City et al.
Case No. 24SMCV05721
Pursuant to Government Code Section 54956.9(d)(1)

CS-3 CC - Public Employee Appointment
Title: City Manager
Pursuant to Government Code Section 54957(b)

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Recognition Presentations - 6:30 p.m.

Mayor O'Brien reconvened the meeting of the City Council for recognition presentations with all Council Members present.

Item R-1

CC - Presentation of a Proclamation Declaring November 2025 as Movember in Culver City

Mayor O'Brien presented a proclamation declaring November 2025 as Movember in Culver City.

Culver City Fire Department (CCFD) Battalion Chief, Seth Miller, expressed appreciation for the proclamation and noted that t-shirts were being sold at the fire station with all proceeds raised donated to help the cause.

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Item R-2

CC - Presentation of a Proclamation in Recognition of Veterans Day on November 11, 2025

Mayor O'Brien presented a proclamation in recognition of Veterans Day on November 11, 2025.

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Item R-3

CC - Presentation of a Proclamation in Recognition of World Kindness Day on November 13, 2025

Council Member McMorris presented a proclamation in recognition of World Kindness Day.

Human Resources Technician, Janee Prieto, accepted the proclamation noting that they had just concluded United Against Hate Week in October to celebrate more kindness and less hate.

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Item R-4

CC - Presentation of a Proclamation in Recognition of Transgender Day of Remembrance on November 20, 2025

Vice Mayor Puza presented a proclamation in recognition of Transgender Day of Remembrance on November 20, 2025.

Culver City High School (CCHS) Student, Jax Tarvyd, expressed appreciation for the proclamation and discussed the history of transgender individuals.

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Item R-5

CC - Presentation of a Proclamation Designating November 29, 2025, as Small Business Saturday 2025

Council Member Fish presented a proclamation designating November 29, 2025, as Small Business Saturday 2025.

Culver City Arts District President, Jamison Hayward, thanked Culver City for making small businesses a focal point.

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Item R-6

CC - Proclamation of a Commendation Celebrating the 30th Anniversary of the Academy of Visual and Performing Arts (AVPA) at Culver City High School

Vice Mayor Puza presented a commendation celebrating the 30th anniversary of the Academy of Visual and Performing Arts (AVPA) at Culver City High School.

Tony Spano, AVPA representative, thanked the City for the commendation; discussed the importance of public/private sponsorships; evolution of the program; appreciation to all those who have supported the program; and gratitude to the student participants.

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Regular Session

Mayor O'Brien convened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 7:00 p.m. with five Council Members present.

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Pledge of Allegiance

Mayor O'Brien led the Pledge of Allegiance.

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Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement.

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Report on Action Taken in Closed Session

Heather Baker, City Attorney, indicated that Council Member Vera had recused himself from Item CS-2 in Closed Session and did not participate, and she reported that for Item CS-1, the City Council had directed staff to participate in litigation via Amicus support noting that that information would be available upon request once the litigation is commenced in accordance with the Brown Act.

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Community Announcements by Members/Information Items from Staff/Updates from Commissions, Boards, and/or Committees

Diana Chang, Chief Transportation Officer, reported that Culver CityBus had been named 2025 Transit Agency of the Year for Small Operators by the California Transit Association; discussed the prestigious honor; riders who depend on Culver CityBus across the region; and she expressed appreciation for the continued support and leadership of the City Manager and the City Council that has made Culver City a recognized leader in Transportation in Southern California.

Ken Powell, Culver City Fire Department (CCFD) Chief, reported that on November 5 members of Community Risk Management and Southern California Hospital had taught hands-only CPR to ninth graders noting the goal to teach all ninth graders every year with hands-only CPR to try to get as many people in the community as possible trained.

Council Member Fish congratulated the Culver City Middle School Advanced Theater class for winning Third Place in the Sweepstakes Award in their first time competing at the 83rd Annual Fall Drama Teachers Awards Festival; discussed the State of the City; the video showcasing inclusivity and the forward-thinking spirit of the community; World Traffic Violence Day on November 16; prevention that saves lives; he reported attending a vigil for Conor Proffitt; encouraged anyone struggling with depression or considering suicide to contact the Suicide and Crisis Lifeline at 988 or the CalHope warmline at (833) 317-4673; and he asked that the meeting be adjourned in Conor's memory.

Council Member McMorris noted that Conor Proffitt would be missed; discussed Native American Heritage Month; people struggling with the loss of SNAP benefits; and she received

unanimous City Council support to direct staff to create a food resources website.

Vice Mayor Puza discussed the successful recent e-waste and paper shredding event; recent events at the Wende Museum; International Stress Awareness Day on November 5; and he received unanimous City Council support to pull Item C-4 from the Consent Calendar to be sent back to the subcommittee for further work.

Mayor O'Brien thanked everyone who attended the State of the City noting that he could not have done the event without the help of Dustin Kleeman; discussed accomplishments and opportunities; Movember; reluctance of men to reach out when experiencing mental or physical health issues; current exhibits at the Wende Museum; the Veterans Day celebration at Veterans Memorial Building; and he asked that the meeting be adjourned in memory of Carlos Alberto Manzo Rodríguez, Mayor of Sister City, Uruapan, Mexico.

Council Member Fish reported that the subcommittee had received a large amount of feedback on Item A-5 and he received support for remanding the item to the next meeting of the Standing Governance Subcommittee for additional consideration.

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Presentation Items

Item P-1

CC: Presentation by the Culver City Fire Department (CCFD) Medical Director Dr. David Eisner and Recognition of CCFD's American Heart Association Gold Award

Brian Sua, EMS (Emergency Medical Services) Captain for CCFD, discussed national recognition with receipt of the 2025 American Heart Association Mission Lifeline Gold Award; department commitment to goals; the importance of early care in saving lives; and he expressed appreciation for the leadership of staff and professionalism of first responders.

Dr. Davud Eisner provided a presentation on the focus on stroke and heart attacks; discussed improvements made over the years; involvement of CCFD in various studies; published results; and he expressed pride in the groundbreaking efforts of CCFD.

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Item P-2

CC: Presentation by the Culver City Sister City Committee Members who Participated in the Recent Delegation to Culver City's Sister City Kaizuka, Japan

Craig Schoenbaum, Culver City Sister Cities Committee (CCSCC), reported being part of a delegation that traveled to celebrate the 60th anniversary of the association with Kaizuka, Japan; discussed the ceremony in Kaizuka for the new water wheel replacement at the Sister City Friendship Garden at the Library in Culver City; a planned viewing in Culver City before installation in 2026; he expressed gratitude to liaisons who took the delegation around in Kaizuka; presented a video montage of events attended on the trip; discussed the annual global conference of Sister Cities International; promoting people to people diplomacy; universal languages such as the arts and sports; dispelling myths and stereotypes; collaboration with the Arts Foundation and the Rotary Club; student exchanges; getting to know other places around the world; building bridges instead of barriers; and the life-changing experience of traveling to Japan.

Lisa Saperston, CCSCC, expressed gratitude to the City Council for their support of the relationships with the five Sister Cities.

Mayor O'Brien discussed learning so much on the incredible trip; branding the logo onto coasters; gifts for Council Members; and the water wheel.

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Item P-3

CC: Presentation of the Updated Culver City Homeless Dashboard, Version 2.0.

J.R. Wright, Chief Information Officer, indicated being joined remotely by Shane Hillestad, the student HHS worker and lead architect of the new visual dashboard; announced the launch of the new Homeless Reporting Dashboard; discussed improvements made; standardized data included in a shared structure; improvements; and future phases.

Shane Hillestad, student HHS worker, provided a brief walk-through of the new Homeless Dashboard; discussed the summary page; the ability to explore details behind the data; accessibility and engagement; the glossary; metrics provided; the non-emergency mental health response team; Key Performance Indicators (KPIs); the recently launched Homeless Outreach Request portal; examples of data available on the dashboard; planned updates; next phase goals; and he expressed gratitude for the trust and support received while developing the system noting his deepened appreciation for the use of technology to create meaningful impact.

Council Member McMorris exited the dais.

J.R. Wright, Chief Information Officer, discussed the process to create the dashboard and he congratulated Shane Hillestad on his achievement.

Council Member McMorris returned to the dais.

Tevis Barnes, Housing and Human Services Director, expressed gratitude to Shane Hillestad for his work; discussed the loss of her home in the Eaton wildfires and the transition with her retirement at the end of the year to rebuild her home and her community; she expressed gratitude to the residents of Culver City for their support, to staff for their dedication, and to the City Manager for his belief in her; and she indicated that Mark Muenzer would serve during the transition until a new person is installed.

Mark Muenzer, Planning and Development Director, noted that Tevis Barnes was irreplaceable; discussed the Housing and Human Services team; his continued work as the Planning and Development Director; and his appreciation for the work of staff and support from the City Manager and City Council.

Discussion ensued between Council Members regarding appreciation to Director Barnes for her commitment to her work; the irreplaceable loss; her undeniable positive impact; gratitude for her steady leadership, thoughtfulness and care; and everyone indicated that Director Barnes would be missed greatly.

Vice Mayor Puza exited the dais.

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Joint Public Comment - Items NOT on the Agenda

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech.

The following members of the public addressed the City Council:

Ben Huber discussed their neighborhood watch program in the south Clarkdale neighborhood; protections for important residential sober living facilities; taking advantage of good intentions; a landlord that has opened seven facilities in their neighborhood with three more slated to open next year; problems created by establishing a sober living campus in the small neighborhood; profit over the health of the patients and the neighborhood; lack of recourse; and a recent ruling that Costa Mesa could adopt density regulations to prevent bad operators from flourishing.

Noah Clark discussed support for community, recovery, and second chances, but not for exploitation disguised as care; targeted ads to southern states; placement of 20-30 people in a three bedroom single-family run down home; promises of help with little help offered; he noted that when insurance runs out people are abandoned and stranded, often becoming unhoused in the community; he discussed a better path forward; expressed support for the recent ruling upheld by the Ninth Circuit Court to limit the homes to no more than six residents with larger homes needing a Conditional Use Permit (CUP); required spacing between houses; ensuring real recovery and preventing over concentration from greedy companies; and he asked the City Council to agendize the issue.

Mayor O'Brien received consensus my Council Members Fish and Vera to agendize receipt of a staff report on the situation with information on the Costa Mesa ordinance pertaining to the issue.

Tiffany Quarles, Coalition for a Just and Equitable California (CJEC), provided background on the organization; discussed reparations for the descendants of enslaved Black Americans; SB 515; requirements that local governments update forms and data systems so that employees can self-identify as descendants of enslaved Black Americans; providing visibility and truth; invisibility in public data; highlighting specific disparities in housing, health, and income opportunity; disaggregation of

data; language access and youth programs; subgroup data shaping equitable health outreach; giving Culver City the opportunity to see, understand, and address the unique realities; she noted that CJEC was ready to assist; urged Culver City to go beyond compliance; discussed application of data standards in housing, health, jobs, and education; and she hoped Culver City would be a model for equity and truth across Southern California.

Council Member Fish discussed the state-wide effort and received Council consensus to direct discussion of the Item to the Equity Subcommittee.

Darlene Crumedy was called to speak but was not present online or in person.

Vice Mayor Puza returned to the dais.

Carolyn Essex provided background on herself, discussed Coalition for a Just and Equitable California (CJEC); SB 515; the importance of acknowledging lineage of enslaved persons in demographic data; increasing visibility; improving policy for historically marginalized and harmed communities; understanding the law; updating employment forms and training the hiring staff to ensure smooth and effective implementation; and she noted that CJEC was ready to serve and educate the public about SB 515.

Angela Shephard discussed requirements of SB 515; allowing employees to identify as descendants of enslaved Black Americans; the invisibility of American Freedmen in public data; Blacks who are not descendants from slaves; the distinct group navigating discriminatory laws, limited economic opportunities, and obstacles to advancement; working toward equity and recognition; chattel enslavement; the dehumanizing system; understanding and acting on specific conditions of Black descendants in the community; and assistance offered by CJEC.

Billion Godsun thanked Council Member Fish for his support of further discussion of SB 515; discussed erasure of Black communities in Los Angeles county; the disappearing population; and providing resources to better sustain the community.

Monica Richardson provided background on herself; discussed concerns about City Council prioritization of gender identity policies; asked that the City Council focus on broader interests of the community; wanted to see the City Council review bathroom and locker room access at the Culver City Plunge; requested that

facilities be designated exclusively for biologically female individuals; acknowledged Tish Hyman who stood up for herself and all women at Gold's Gym; emphasized that the City Council represented all residents, not just those who share the same views; and she encouraged the City Council to engage broadly with more viewpoints.

Mary Daval thanked the City Council for agreeing to adjourn in memory of Conor Proffitt; discussed his legacy; focusing less on anger and sadness, and more on finding ways to keep his memory alive; and she thanked Council Member McMorris for her reminders that everyone needs each other.

Marci Baun indicated being a Parks, Recreation and Community Services (PRCS) Commissioner speaking on her own behalf; expressed appreciation for compost available at Bill Botts; reported witnessing kids on e-bikes who were riding unsafely and ran through a light; and she asked the City to do something before someone got hurt.

Kevin Wharton Price was called to speak was not present in person or online.

Raymond Williams, Africa Town Coalition and CJEC; discussed SB 515; appreciation to Council Member Fish for his representation; employment disparities; different African and Caribbean groups; data; Foundational Black Americans (FBA); the need for reparations; Culver City as a Sundown Town; ethnic cleansing; and he noted the need to be heard.

Steve Siegel expressed appreciation for the positive representation in Japan; discussed the upcoming meeting on Elenda; data regarding usage level; removal of parking spaces; he encouraged residents to make their voices heard; noted the potential for tree removal; discussed agenda items following Los Angeles and Santa Monica; concern with unwise spending; and money spent on a consultant for budgeting.

Zino P. spoke representing Africa Town Coalition noting they were also a member of CJEC; provided background SB 515; expressed hope that the item would be agendaized for consideration and serve as an example of how other cities should move forward; discussed anti-racist and discrimination initiatives indicating that Freedmen are historically the most underserved and racially oppressed group of people; and he felt that Freedmen should be prioritized.

Khansa Jones-Muhammad, Los Angeles' Reparations Advisory Commission and National Association of American Slavery Descendants, spoke representing CJEC, provided background on herself; expressed support for a human rights exchange; discussed the cultural exchange with Japan; the Izunome Association; SB 515; compliance in the state of California; providing visibility and combatting historic erasure of the community; gaps in housing, income wealth, and proper investment into their future; and she wanted CJEC to partner with Culver City to ensure a smooth transition for SB 515.

Lemar Betts, Skateside, provided background on the organization and the event, and he requested that consideration of additional funding for Skateside Fest through the special events permit grant program be agendized for the current fiscal year.

Discussion ensued between staff and Council Members regarding consideration by the subcommittee; date of the event; and unanimous support for agendizing the matter.

Patrick Godinez indicated serving on the Advisory Committee on Housing and Homelessness (ACOHH); discussed the need to restore financial reserves; the Culver City Housing Trust Fund; looking at a partnership with an outdoor advertising firm to generate funds; collaboration with Public Works, Planning, and Cultural Affairs to ensure that the City is not junked up; studio advertisers; and potential matching funds from Amazon as they are promoting affordable housing.

Melissa Sanders expressed regret at missing the State of the City; thanked Council Member Fish for acknowledging the drama kids; echoed comments from Marci Baun about usage of the bike lane on Elenda north of Culver and reckless riding by e-bike riders; indicated that she would not be able to attend the upcoming Tri-School meeting; discussed the number of permit students; resident students; and she requested an audit during the traffic study to ensure appropriate numbers are being considered.

Scott Stevens, The Hero Workshop, asked that an off-cycle grant for Hero Faire on April 18 be agendized for consideration at a future meeting; he discussed the annual event; and, responding to inquiry, he reported that they had received sponsorship in 2024.

Mayor O'Brien received unanimous City Council consensus to agendize consideration of the sponsorship and he encouraged Mr.

Stevens to take part in the normal process for the following year.

Paige Parsons Roache indicated that she wanted to provide comment for Item C-3.

LeShun Coleman urged Culver City to take urgent steps to implement SB 515; discussed collection of accurate data to provide a foundation for equitable policy decisions; addressing needs for other Freedman and FBA communities; leading by example; economic initiatives; housing; ensuring efforts reflect the true history and demographics of those most impacted by systematic discrimination; and she encouraged collaboration with CJEC to make a smooth transition.

Yahsmeen Abdusami Oakley, CJEC, echoed previous comments about SB 515; discussed requirements for local governments to update forms and data systems to allow identification of descendants of enslaved Black Americans; encouragement for Culver City to lead on the issue; disaggregating data for different subjects; and appreciation that one Council Member is taking initiative on the matter.

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Receipt of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED.

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Order of the Agenda

Items C-4 and A-5 were pulled from the agenda and remanded back to subcommittees for additional consideration; Item C-5 was pulled from the agenda; Items C-6 and C-13 were considered separately; and Item A-6 was deferred to a future meeting.

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Consent Calendar

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Marci Baun indicated being PRCS Commissioner speaking on her own behalf; provided comment for Item C-3; discussed the number of animals that die annually from harvested crop land in the United States; insects; food grown in monoculture fields; use of synthetic fertilizers; poisoning soil, water, and air; water use of almond orchards; ranchers who promote regenerative operations; promotion of biodiversity; and she asked that people be allowed to eat what they are going to eat.

Samantha Lau, Plant Based Treaty (PBT), provided comment for Item C-3; shared background on herself and on the organization; expressed excitement at their partnership to make Culver City more healthy and sustainable and appreciation to Vice Mayor Puza, Council Member McMorris and the Public Works Department for their leadership; discussed other cities that have signed on to support the Plant Based Treaty; World Kindness Day; spreading kindness through the food system; the informational campaign; and adding more fruit, vegetables, and plant protein.

Paige Parsons Roache provided comment for Item C-3 noting that by joining a global movement and supporting a Plant Based Treaty, Culver City would set the pace for other cities.

Juli Schultz, Better Food Foundation, provided comment for Item C-3; expressed appreciation for City Council consideration of endorsing the Plant Based Treaty; discussed statistics from the journal of the American Heart Association illustrating the benefits of a plant-based diet; climate change; the need for substantial changes to the food system; money saved, reduced emissions, and the 90% diner satisfaction rate with implementation of plant based food by default at 11 New York City hospitals; and she expressed appreciation to Culver City for their support.

Kimberly King Delgado provided comment for Item C-3; discussed her background; pride in Culver City; progress made; concern with sustainability; support for the Plant Based Treaty; the plastic bag ban and the ban on glue traps; increased sustainability with a Plant Based Treaty; and doing better for the future of the planet and for humans and animals.

Najib Dubaisi, PBT, provided comment for Item C-3; discussed weight lost and muscle gained as a vegan; work with the organization; adoption of the Plant Based Treaty by West Hollywood; he noted that he trained people to lose weight and take care of their health; and he felt that plant based foods

and being plant forward aligned with the mission of supporting physical and mental health.

Kira Pusch provided comment for Item C-3; expressed support for the Plant Based Treaty and noted the opportunity to add language in City agreements about using compostable materials and recommending fewer single-use plastic at events.

Madeline Ocampo, PBT, provided comment for Item C-3; expressed appreciation for City Council consideration of endorsing the Plant Based Treaty; discussed learning about the devastating impacts of animal agriculture; the amount of water necessary to produce beef vs. almonds; the need to raise awareness and take urgent action; attending Climate Action Palooza; top sustainability issues voiced by Council Member Fish; appreciation for leaders who share and want to take action; paving the way to a more just future; helping tackle the crisis of climate change; and she wanted to see Culver City take action to address the very serious issue.

Joey Gaber, PBT, provided comment for Item C-3; discussed what can be achieved when people come together; the need for local action in turbulent times; L.A. Climate Week; low effort, high impact solutions; partnership with Hey Sunshine Kitchen; Climate Action Palooza; partnership with West Los Angeles College at the Career Fair; the Climate Center Internship Program; appreciation for consideration of the endorsement of plant based initiatives to help Culver City to be an example of sustainability and inclusion; and he noted that Plant Based Treaty promoted more choices in the food system rather than taking away choices.

Jeremy Bocchino, City Clerk, indicated that Item C-5 had been pulled from the agenda as more work needed to be done on the item.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for October 18, 2025 to October 31, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 18, 2025 TO OCTOBER 31, 2025.

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Item C-2

CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meeting Held on October 27, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON OCTOBER 27, 2025.

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Item C-3

CC - (1) Adoption of a Resolution that Urges the United States of America to Support a Plant Based Treaty; (2) Authorization to Provide Educational Outreach about Plant Based Diets; and (3) Authorization to Include Language on Special Event Permits and Facility Reservations Encouraging Plant-Based Foods

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION THAT URGES THE UNITED STATES OF AMERICA TO SUPPORT A PLANT BASED TREATY; AND,
2. AUTHORIZE CITY STAFF TO PROVIDE EDUCATIONAL OUTREACH ABOUT PLANT BASED DIETS; AND,
3. AUTHORIZE CITY STAFF TO INCLUDE LANGUAGE ON SPECIAL EVENT PERMITS AND FACILITY RESERVATIONS ENCOURAGING PLANT-BASED FOODS.

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Item C-4

CC - Adoption of a Resolution Approving the Legislative and Policy Platform that Guides the City's Positions on State and Federal Legislation, and Rescinding Resolution No. 2024-R081

This item was pulled from the Consent Calendar to be sent back to the subcommittee for additional consideration.

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Item C-5

CC - Approval of a Purchase Order with Econolite Control Products for 14 Traffic Signal Battery Backup Systems in an Amount Not-to-Exceed \$225,000

This item was pulled from the agenda.

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Item C-6

CC - Adoption of an Ordinance: (1) Repealing and Replacing Culver City Municipal Code Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes", (2) Repealing and Replacing Culver City Municipal Code Subchapter 15.02.1100, of Chapter 15.02, "Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards" and (3) Adopting by Reference the 2025 California Administrative Code, 2025 California Building Code with Local Amendments, 2025 California Residential Building Code with Local Amendments, 2025 California Electrical Code, 2025 California Mechanical Code with Local Amendments, 2025 California Plumbing Code with Local Amendments, 2025 California Energy Code, 2025 California Wildland Urban Interface Code with Local Amendments, 2025 California Historical Building Code, 2025 California Existing Building Code with Local Amendments, 2025 California Green Building Standards Code with Local Amendments, and 2025 California Reference Standards Code; 2024 International Property Maintenance Code with Local Amendments

Tim Koutsouros, Building Official, discussed unanimous approval of the introduction of the proposed ordinance for the 2025 Building Standards Code on October 13, 2025; the need to correct typographical errors and to remove images; and he noted that copies of the edit were available for review by the public and the City Council.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AS AMENDED (1) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES" AS AMENDED; (2) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.02.1100, OF CHAPTER 15.02, "LOCAL AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE, BUILDING CODE AND RESIDENTIAL BUILDING CODE, TO ESTABLISH REACH CODE STANDARDS;" AND (3) ADOPTING BY REFERENCE THE 2025 CALIFORNIA

ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA RESIDENTIAL BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA WILDLAND URBAN INTERFACE CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND 2025 CALIFORNIA REFERENCE STANDARDS CODE; AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS.

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Item C-7

CC - Approval of an Agreement with GameTime Playground Equipment and Installation at Culver West Alexander Park in an Amount Not to Exceed \$759,352.95, in Accordance with the Grant Designating Culver West Alexander Park as a National Demonstration Site

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH GAMETIME AS THE SOLE SOURCE FOR PLAYGROUND EQUIPMENT AND INSTALLATION AT CULVER WEST ALEXANDER PARK IN AN AMOUNT NOT TO EXCEED \$759,352.95, IN ACCORDANCE WITH THE GRANT DESIGNATING CULVER WEST ALEXANDER PARK AS A NATIONAL DEMONSTRATION SITE; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

CC - Approval of Amendment No. 3 to the Existing General Services Agreement with Technology Artists for Sound and Lighting Services for City Events to Increase the Not-to-Exceed Amount by \$84,880 to an Aggregate Annual Not-to-Exceed Amount of \$127,453 with the Option for Two One-Year Extensions with a 4% Annual Increase, and a Change of the Scope of Service to Include Events Hosted by any City Department

THAT THE CITY COUNCIL:

1. APPROVE AMENDMENT NO. 3 TO THE EXISTING GENERAL SERVICES AGREEMENT WITH TECHNOLOGY ARTISTS FOR SOUND AND LIGHTING SERVICES AT VARIOUS CITY EVENTS TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$84,880 FOR AN AGGREGATE NOT-TO-EXCEED ANNUAL AMOUNT OF \$127,453 WITH THE OPTION FOR TWO ONE-YEAR EXTENSIONS WITH A 4% INCREASE, AND A CHANGE OF THE SCOPE OF SERVICE TO INCLUDE EVENTS HOSTED BY ANY CITY DEPARTMENT; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

CC - Approval of a Professional Services Agreement with Kosmont Companies to Prepare an Economic Study of Hospitality Land Uses in an Amount Not to Exceed \$75,000

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KOSMONT COMPANIES TO PREPARE AN ECONOMIC STUDY OF HOSPITALITY LAND USES IN AN AMOUNT NOT TO EXCEED \$75,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

CC - Approval of a Five-Year General Services Agreement with Clean Energy for the Maintenance and Repair of the Compressed Natural Gas (CNG) Refueling Station in an Amount Not-To-Exceed \$1,301,592

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH CLEAN ENERGY FOR THE MAINTENANCE AND REPAIR OF THE COMPRESSED NATURAL GAS (CNG) REFUELING STATION IN AN AMOUNT NOT TO EXCEED \$1,301,592; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC - Approval of a General Services Agreement with E.J. Ward, Inc. for Replacement of Ten Electrical Vehicle (EV) Charging Stations at the City's Transportation Facility in an Amount Not-To-Exceed \$70,000 (\$65,780 Base plus \$4,220 Contingency)

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH E.J. WARD, INC. FOR THE REPLACEMENT OF 10 NEW ELECTRIC VEHICLE (EV) CHARGING STATIONS AT THE CITY'S TRANSPORTATION FACILITY IN AN AMOUNT NOT TO EXCEED \$70,000 (\$65,780 BASE PLUS \$4,220 CONTINGENCY);
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-12

CC - (1) Approval of the Community Block Grant Fund Allocation for Fiscal Year 2026/2027; and (2) Adoption of a Resolution Authorizing the Filing of the Application for CDBG Funding

THAT THE CITY COUNCIL:

1. APPROVE FUNDING FOR THE PROPOSED FISCAL YEAR 2026/2027 CDBG PROJECTS; AND,

2. ADOPT A RESOLUTION AUTHORIZING THE FILING OF THE FISCAL YEAR 2026/2027 APPLICATION FOR FUNDING FROM THE CDBG PROGRAM, INCLUDING ALL CERTIFICATIONS; AND,

3. DESIGNATE THE CITY MANAGER AS THE AUTHORIZING CITY OFFICIAL TO EXECUTE AND FILE ALL DOCUMENTS PERTAINING TO THE CDBG PROGRAM, INCLUDING MAKING MINOR ADJUSTMENTS TO PROJECT FUNDING TO ADDRESS THE ACTUAL FISCAL YEAR 2026/2027 CDBG ALLOCATION; AND,

4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/ PREPARE ANY NECESSARY DOCUMENTS; AND,

5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13

CC - Adoption of a Resolution Setting the Regular Meetings of the City Council for the Calendar Year 2026

Council Member McMorris requested that that the City Council not meet on Indigenous Peoples' Day.

Discussion ensued between staff and Council Members regarding clarification that Indigenous Peoples' Day is not a holiday for Culver City; displacement of the School District Board meeting by moving the meeting to October 13, 2026; and agreement to communicate with the School District.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION SETTING THE REGULAR MEETINGS OF THE CITY COUNCIL FOR THE CALENDAR YEAR 2026 AS AMENDED TO INDICATE THAT THE FIRST MEETING IN OCTOBER WOULD OCCUR ON OCTOBER 13, 2026.

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Item C-14

CC - Adoption of an Ordinance Amending and Restating Sections 9.02.005-9.02.060 and Adding Section 9.02.065 ("Fire Code Adoption and Amendments") of Chapter 9.02 of Title 9 of the Culver City Municipal Code and Adopting by Reference the 2025 California Fire Code with Local Amendments

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING AND RESTATING SECTIONS 9.02.005-9.02.060 AND ADDING SECTION 9.02.065 OF CHAPTER 9.02 OF TITLE 9 OF THE CULVER CITY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS.

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Item C-15

CC - (1) Adoption of a Resolution Accepting \$2,375 in State Homeland Security Program Grant Funds Awarded to the City of Culver City for Unified Response to Violent Incidents Training and Providing Proof of Authority of the Governing Body as Required by the Office of Emergency Services; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment to Record the Revenue of \$2,375 and Appropriation of \$2,375 in Expenditures in Fiscal Year 2025/2026 for the SHSP Grant Program

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ACCEPTING \$2,375 IN 2024 STATE HOMELAND SECURITY PROGRAM GRANT FUNDS AWARDED TO THE CITY OF CULVER CITY FOR UNIFIED RESPONSE TO VIOLENT INCIDENTS TRAINING, AND PROVIDING PROOF OF AUTHORITY OF THE GOVERNING BODY AS REQUIRED BY THE CALIFORNIA OFFICE OF EMERGENCY SERVICES; AND,
2. APPROVE A BUDGET AMENDMENT TO RECORD THE REVENUE OF \$2,375 AND APPROPRIATE \$2,375 IN EXPENDITURES IN FISCAL YEAR 2025/2026 FOR THE SHSP GRANT PROGRAM (BUDGET AMENDMENT REQUIRES A FOUR-FIFTHS VOTE); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-16

CC - Approval of an Application for \$13,649.62 in Grant Funds through the Fiscal Year 2025 Department of Justice Bureau of Justice Assistance Patrick Leahy Bulletproof Vest Partnership

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$13,649.62 THROUGH THE FISCAL YEAR 2025 DEPARTMENT OF JUSTICE BUREAU OF JUSTICE ASSISTANCE PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-17

CC - Ratification of an Amendment to the General Services Agreement with Crosstown Electric for Electrical Service Installation at Virginia Avenue for Wellness Village Site in the Amount of \$124,200.43, with a Contingency of \$25,000 for a Total Not-to-Exceed Amount of \$149,200.43

THAT THE CITY COUNCIL:

1. RATIFY OF THE AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH CROSSTOWN ELECTRIC; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE FURTHER AMENDMENTS TO THE GENERAL SERVICES AGREEMENT WITH CROSSTOWN ELECTRIC IN AN AMOUNT NOT-TO-EXCEED \$25,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-18

CC - (1) Approval of the Maximum Number of Special Events Allowable in the 2026 Calendar Year for The Culver Steps, Town Plaza and Ivy Station Properties Pursuant to Culver City Municipal Code Section 17.520.015.B; (2) Designation of Events Occurring at The Culver Steps and Town Plaza as City-Sponsored

Events; and (3) Authorization to the City Manager to Approve Applicable City Permits and Licenses Needed to Conduct the Events

THAT THE CITY COUNCIL:

1. APPROVE THE MAXIMUM NUMBER OF SPECIAL EVENTS ALLOWABLE IN THE 2026 CALENDAR YEAR FOR TOWN PLAZA (CITY-PROPERTY), THE CULVER STEPS (PRIVATE PROPERTY) LOCATED AT 9300 CULVER BOULEVARD AND IVY STATION (PRIVATE PROPERTY) LOCATED AT 8840 WASHINGTON BOULEVARD; AND,
2. DESIGNATE EVENTS AT THE CULVER STEPS AND TOWN PLAZA (CITY-PROPERTY), AS CITY-SPONSORED EVENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT EVENTS; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-3, C-7 THROUGH C-12, AND C-14 THROUGH C-18.

Council Member McMorris exited the dais.

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Public Hearings

None.

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Action Items

Item A-1

CC - (1) Consideration of Temporary Subsidies on Film Permit Fees to Incentivize Film Production in Culver City; (2) Adoption of Resolution Extending Suspension of the Collection of Business Tax for Itinerant Motion Picture/Television Producers for an

Additional 10 Years; and (3)) Direction to the City Manager as Deemed Appropriate

Elaine Warner, Economic Development Director, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Arlen Valdivia, Motion Picture Association, provided background on herself and the organization; discussed support for reexamining fees for filming and making them more accessible for the industry; concern with increasing fees by 300% without any input from the film industry; support for the proposed motion; the film community as a resource; and support for continuing to look at ways to make Culver City more film-friendly.

Meta Valentic provided background on herself; discussed the difficulty of the past few years; efforts of the state of California to generate more production and bring production back; and inspiring other cities to do the same.

Stephanie Roestel provided background on herself; discussed ensuring access to create in Culver City; livelihoods continuously reliant on the film industry; keeping film production in Los Angeles; people who dream to create in Los Angeles; communities that come from film productions; difficulty for small productions to absorb permit costs; shared support for economic growth for those living and working in Culver City; concern with curtailing art and limiting opportunities; and she thanked the City Council for their consideration.

Council Member McMorris returned to the dais.

James Babbin, Cal United Stay in LA, provided background on himself and the organization; asked that the City Council approve the motion; discussed the legacy of Culver City; supporting those who power the industry; local policies working with state tax incentives; filling the gaps not included in the program; and sustaining the Creative Economy.

Cale Thomas discussed the importance of making it more accessible to shoot on City and public property; the need to work together to make it equitable for productions that do not qualify for a tax incentive to shoot in Culver City; concern

with losing an heirloom industry in Culver City; and he pointed out that Culver City would be the first to adopt such legislation.

Discussion ensued between staff and Council Members regarding appreciation to staff and those in the subcommittee for their work on the item; police and fire fees as compared to other cities; difficulty quantifying numbers; the true cost to provide services; the current fee structure; minimums in other cities vs. in those Culver City; Municipal Code requirements for an 8 hour minimum for police personnel to work film shoots; consideration of other minimums; alignment of fees with other jurisdictions; and opposition to making any changes to the MOU (Memorandum of Understanding) on minimums.

Additional discussion ensued between staff and Council Members regarding supporting local filming to sustain the identity of Culver City; stabilizing jobs and restoring momentum; the importance of establishing the cap; assessment of results after the one year subsidy; a strategic investment; encouragement to local productions to support local businesses; support for small business vitality and economic recovery; strengthening the film-friendly brand and reputation of Culver City as a premier filming destination; balancing business and community needs with impacts; thoughtfulness with the use of public funds; data-driven oversight; the pilot as providing the flexibility to adapt, measure and grow responsibly; pushing cost recovery back to 2008; making the city and the region more competitive; unemployment levels in the film industry; film advocacy groups; the need to follow up with data; gradual fee recovery; commercials; individual consideration of productions by CCPD (Culver City Police Department) and CCFD; flexibility with the rate card; and work on the item by the subcommittee.

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO EXTEND THE CURRENT SUSPENSION OF BUSINESS TAXES FOR ITINERANT MOTION PICTURE TELEVISION PRODUCERS FOR AN ADDITIONAL TEN YEARS WITH TEMPORARY SUBSIDIES ON FILM PERMIT FEES TO INCENTIVIZE FILM PRODUCTION IN CULVER CITY.

Further discussion ensued between staff and Council Members regarding the need for the subsidy due to the rising cost of labor for CCPD and CCFD; addressing underlying issues to make Culver City more comparable with neighboring cities and allow for a longer extension of the subsidies; consideration at the subcommittee level; minimum hours; collective bargaining;

negotiations with the bargaining units as part of the MOU; current negotiations; consideration in Closed Session; and staff agreement to refer the matter to the negotiating team.

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Item A-2

CC - (1) Discussion of Proposed Clarifying Amendments to Culver City Municipal Code (CCMC) Subchapters 15.09.200 Rent Control, and 15.09.300 Tenant Protections as Recommended by the Council Standing Housing and Homelessness Subcommittee; (2) Introduction of Respective Ordinances Amending CCMC Subchapters 15.09.200 Rent Control and 15.09.300 Tenant Protections; (3) Direction to City Manager on Outreach to Landlords and Tenants Regarding Future Substantive Changes to the Rent Control and Tenant Protections Ordinances; and (4) Other Direction to the City Manager, as Deemed Appropriate

Shannon Louis, Rent Stabilization Coordinator, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; clarification that items being considered are the ban on algorithmic rent setting, minimum evictable rent debt, and limits on security deposit increases for rentals; individuals that can move family members into units; the goal in clarifying language; requiring that a landlord be an actual person or trust; ensuring against a property management company evicting a tenant for landlord occupancy without an actual person moving into the unit; the common practice of mom-and-pop landlords forming LLCs (Limited Liability Companies) to protect themselves; ensuring a landlord owner or eligible relative moves into the unit; identification of who the natural owner is; concern with penalizing mom-and-pop landlords; natural person landlords or trusts; the ability to include an LLC with a natural person owner or an LLP (Limited Liability Partnership) with a natural person partner; folding services into the rent; clarifying the definition of rent; not allowing the cost of items included in a lease addendum or associated housing services to be raised beyond the maximum permitted increase; situations where a tenant pays for utilities through the landlord; pet deposits; concern with unjustly penalizing some tenants over others; parking; outreach to stakeholders; initial tenant rent control ordinances in 2020; and codification of how staff is currently interpreting the ordinance, not adding on to what is already there.

Additional discussion ensued between staff and Council Members regarding defining what is considered rent; an instance where a landlord sought to increase the cost of a storage unit above the maximum permissible rent increase; the goal to make it more clear to the contracting parties what enforcement is; interpretation of the ordinance; more substantial changes to come forward in the fall of 2026 after meeting with landlords and tenants; CPI (Consumer Price Index) smoothing; the intent to provide certainty for all parties; and identification of guidelines to calculate daily per diem amounts.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Steve Roe indicated being a housing provider; discussed the counter directive change being considered to include all services under the rent charge and rent caps; stated policy goals; assigning costs to people who use automobiles; confusion about what is allowed and not allowed; spreading the cost of parking throughout the whole building; the conflict with environmental goals in preventing owners from passing on the cost of utilities; scientifically validated ratio utility billing; equitable division of water usage among residents; discouraging excessive water usage; and he asked that services be considered further.

Marci Baun indicated being PRCS Commissioner speaking on her own behalf; asked about outreach to small property owners regarding changes and any feedback received; discussed timing of outreach to tenants and landlords; whether the cleanup items were substantive enough to require additional discussion; ensuring future policy changes continue to balance tenant protections with fair treatment of property owners; providing the need for affordable housing; cost of new housing going in; and average salaries as insufficient to afford to live in Culver City.

Council Member Fish exited the dais.

Kelli Estes discussed the short amount of time provided for public comment; lack of outreach; asked that the City Council postpone any action on proposed changes; discussed the per diem not currently set by staff; lack of understanding of how owner LLCs work under state law for evictions; and she asked that a

meeting be set up with landlords and responsible people prior to moving forward.

Ron Ostrin with one minute ceded by Leslie Ostrin, indicated being a housing provider; discussed their experience; the situation prior to rent control; implementation of rent control as requiring them to raise rents each year; concern with putting pressure on mom-and-pop landlords that could eliminate naturally affordable housing and drive them out of Culver City; difficulties in the movie industry; outreach; he asked the City Council to use kindness, intelligence, and Freakonomics when considering issues; and he indicated that he had always hoped to be able to provide housing for his children in Culver City.

Meg Sullivan with one minute ceded by Kyle Williams, indicated being a local housing provider; congratulated whoever proposed establishing annual permissible rent increases; discussed fairness; efficiency; ensuring the formula is stated in the ordinance; tying the permissible increase equal to the CPI; the exception; inadequacy of the CPI; operating costs that run at 7% higher than what is permissible; the promise about smoothing and averaging; and intent of the new language to keep parking costs in line with permissible increases.

Joseph Ramos, Apartment Association of Greater Los Angeles (AAGLA), stated that proposed changes were not minor; discussed changes to the ability of rental housing providers to provide optional services; creating an uneven playing field; those who cannot afford amenities; elimination of incentives for renters to conserve water and electricity, or to recycle; concern with harming rental providers who need to move into their units for some reason but hold their company in an LLC; lack of substantial outreach to the rental housing community; he urged the City Council to delay consideration of any changes until outreach meetings are held to obtain full community input; expressed concern with considering changes on a piecemeal basis; and he proposed incorporating changes into one review after substantial outreach has been conducted.

Beth discussed errors in the proposed changes; lack of representation for senior citizens, the disabled, and other vulnerable individuals within Culver City; challenges for business owners; prohibition of care for disabled seniors; disallowing small business owners to protect themselves legally and financially; recommendations that deter homeowners from opening their homes for renters; violation of environmental goals for water conservation and ethical responsibility; she

asserted that small property owners had not been invited to the organizing parties; discussed lack of consideration of huge increases to property insurance; overlooked aspects of housing recommendations; and she asked the City Council to vote no on the proposed changes.

Council Member Fish returned to the dais.

Eric Metz discussed homeowners who decided to build an ADU (Accessory Dwelling Unit) to help support people in need with affordable housing; lack of notification of changes being made; the need for input into the process; retention of the right to protect themselves from someone who decides not to be a good neighbor; and he wanted to have a more informed discussion with meetings held after regular business hours.

Discussion ensued between staff and Council Members regarding additional utility increases as counting toward the permissible rent increase; the ability of the landlord to charge more for utilities if they can demonstrate increased usage when a tenant's use is not separately metered; amendments to section names; increased clarity; response to feedback to increase clarity to the ordinance; subcommittee consideration of issues; ensuring that the spirit of the policy remains; differences in how other jurisdictions handle what qualifies as an eligible landlord partnership; a suggestion to delay the landlord occupancy question while staff engages in research; staff agreement to identify the number of landlords in Culver City using the LLC or LLP designation; and number of landlord requests to vacate property per year.

Additional discussion ensued between staff and Council Members regarding comments from the public about major changes being made vs. clean up items to clarify what is already being implemented; the change to announce the maximum annual increase on an annual basis vs. monthly, putting in a minimum per diem amount, and the landlord occupancy requirement; minimum per diems rates from other jurisdictions for those who prefer not to use a motel or hotel or temporary location to a comparable unit; daily rates; meals and incidentals; examination of the change in CPI each month in order to determine the maximum permissible increase; the change to the frequency of the announcement; clarification that the maximum permissible change is still tied to the CPI; and support for separating out the LLC conversation pending additional staff research into what other cities are doing.

Further discussion ensued between staff and Council Members regarding appreciation to staff and the subcommittee for their work and for public comment received; confirmation that policy shifts are not being made; making things easier to administer for tenants and landlords; substantial policy revisions to be made at a later date after additional analysis and community engagement; acknowledging concerns of tenants and landlords; working to make the policy better based on data; benefits to improving clarity; examination of the LLC/LLP issue; ADUs and single family homes; relocation of registration out of the rent control ordinance to the tenant protection ordinance; enhancing clarity that the CPI is part of the formula in the permissible rent increases section; Guideline Rule 2020-RC01 Annual Permissible Rent Increases that describes the smoothing process and provides examples; making reference that the City shall issue a guideline describing the calculation for the annual permissible rent increase; costs that cannot be passed through; decoupling parking; increases to utilities and insurance; concern that the margin is shrinking and older apartment complexes that provide naturally affordable housing will be lost; deed restricted affordable housing vs. naturally occurring; working to be equitable for landlords and tenants; examination of cost recovery; outreach efforts; the new subcommittee; topic-driven GovDelivery subscriptions; ensuring tenant voices are also heard; the Rent Registry; City-wide email blasts to capture everyone; returned emails; and a request to add a discussion to understand impacts of the substantial policy update to small landlords over time.

Discussion ensued between staff and Council Members regarding the ability of landlords to apply for a rent adjustment if costs have increased; items that could be submitted through a rent adjustment application; Fair Rate of Return; applications received; ensuring that people understand the option to file for an adjustment; and information available on the Rent Control and Tenant Protections website.

Additional discussion ensued between staff and Council Members regarding consensus to remove the addition of Section 1509320b4 on landlord occupancy for further discussion; concern with people being evicted during the six month period that it would take for reconsideration; ensuring that potential natural persons are verified during the interim; addressing potential harm; issuing an interim guideline clarifying that only a natural person could move in; an instance of an LLC owned by a non-natural person; allowing an owner to move in their eligible relative; ambiguities that would need to be cleaned up; putting

the update of the per diem amount and annual rent increase into effect until July with other cleanup items taking affect 30 days after adoption that could potentially be in January; concern with classifying an individual or family who owns a rental and formed an LLC to protect themselves from lawsuits as a corporate entity; and the ability to provide direction regarding owners with more than a 50% interest in an LLC.

Further discussion ensued between staff and Council Members regarding policy direction; a suggestion to retain language but add an exception that it doesn't apply to individuals who have incorporated themselves into an LLC in order to protect mom-and-pop landlords; making an exception with a carve out for individuals who have incorporated to still take advantage of the exemption; whether LLCs comprised of 5 business partners would be able to move eligible relatives in; defining mom-and-pops; creation of separate criteria for an exception; number of LLCs registered; the ability for a single individual with a single unit to be in an LLC; the definition of small landlord that is used in calculating relocation amounts owed to tenants that excludes an LLC in which one member or partner is controlled by a corporation; ensuring all partners are natural people; including the ability of LLCs and partnerships to pursue landlord occupancy evictions using language from the definition of small landlord used in calculating relocation amounts to provide consistency; efforts to protect small landlords; monitoring evictions over the next 12 months; and agreement to monitor the stopgap measure and bring it back if there are issues when further refinements are made.

Discussion ensued between staff and Council Members regarding adding in the reference to the guideline establishing CPI smoothing in Section 1509215(b)1; "That the Housing Services Division shall issue a guideline establishing the calculation for the maximum permissible rent increase."; Council consensus from Vice Mayor Puza and Council Members Fish and McMorris to direct staff to look at the upcoming update to renters protections in the City of Los Angeles; ensuring there is more notification about the cost adjustment opportunity; having the Communications Director amplify outreach to social media platforms; and the proposed motion.

Christina Burrows, Assistant City Attorney, read language to be added including the reference to the guideline establishing CPI smoothing in Section 1509215(b)1; added language to indicate "The Housing Services Division shall issue a guideline establishing the calculation for the maximum permissible rent

increase.”; Section 1509320b4 in the Landlord Occupancy section: “A landlord may only recover possession of a rental unit pursuant to the provisions of Section 15093201b1 if the landlord is: I a natural person, II a Trust that is recovering possession for use of a natural person trustee or the trustee’s natural relative, III a Limited Liability Company in which no member is, or is controlled by a corporation, or IV a partnership in which no partner is or is controlled by a corporation.”

Additional discussion ensued between staff and Council Members regarding clarification that there could be an instance with a lot of people included in an LLC or LLP; concern with setting it up to where a very large group of people are eligible to move into the unit; the 50% or more ownership requirement; draft language; gathering information about how rentals are owned and data about landlord occupancy requests; and ensuring a loophole is not being provided.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL: INTRODUCE ON FIRST READING INTRODUCTION OF RESPECTIVE ORDINANCES AMENDING CCMC SUBCHAPTERS 15.09.200 RENT CONTROL AND 15.09.300 TENANT PROTECTIONS WITH DIRECTION TO REVISE THE TWO SECTIONS AS STATED BY THE ASSISTANT CITY ATTORNEY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, O’BRIEN, PUZA
NOES: NONE
ABSTAIN: VERA

Vice Mayor Puza exited the dais.

Christina Burrows, Assistant City Attorney, indicated that information was available at culvercity.gov/rent.

Mayor O’Brien proposed that Items A-6 and A-7 be pushed to a future meeting due to the lateness of the hour.

Jeremy Bocchino, City Clerk, reported no requests to provide public comment for Item A-6 and two requests to provide comment for Item A-7.

Discussion ensued between staff and Council Members regarding level of time sensitivity with the Items; Item A-7 as waiting since August; those present to speak on Item A-7; agreement to

push Item A-6 but to hear Item A-7; and a reminder that Council Member Vera would have to leave by midnight to catch a flight.

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Item A-3

CC - (1) Review and Approval of the 2024-2025 Culver City Police Department Military Equipment Annual Report Pursuant to Government Code Section 7071(e)(2); (2) Renewal of (i.e., Continuation of) Ordinance No. 2022-005, Codified as Subchapter 3.04.400 of the Culver City Municipal Code, Governing the Use of Military Equipment by the Culver City Police Department and Approving the Military Equipment Funding, Acquisition and Use Policy Pursuant to Assembly Bill 481; and (3) Direction to the Police Chief as Deemed Appropriate

Jason Sims, CCPD Chief, introduced the item.

Vice Mayor Puza returned to the dais.

Andrew Bellante, CCPD Captain, provided a summary of the material of record; discussed the annual report for AB 481 military equipment; public access to the report; AB 481 requirements; deployments of each type of military equipment used by Culver City from September 2024 - September 2025; the complaint received; total annual costs for the program; and future acquisitions.

Discussion ensued between staff and Council Members regarding appreciation to staff for the work done on the item; use of equipment for marketing; the armored personnel vehicle; permissible uses; displaying vehicles for people to see; community events; the value of allowing people to ask questions; transparency; the policy manual; providing consistency; information available to the public; providing the State Attorney General RIPA (Racial and Identity Profiling Act) Report in the RIPA section on the website; policy implementation; clarification regarding information provided on specific equipment in the annual report; what does and does not qualify as military equipment under the law cited in state guidelines; and a request for an update on the feasibility of moving parking enforcement and animal control out of CCPD.

Additional discussion ensued between staff and Council Members regarding availability of the staff presentation online; discretion around deployment; updating the policy to reflect

ongoing practices; ensuring consistency; incident review and assessment process; strict guidelines for the use of tear gas to disperse crowds; authorization to utilize; annual approval of equipment usage; and appreciation for the work of staff to be transparent.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Stephen Jones noted that City Council policy does not allow the use of armored vans for community relations purposes; discussed the separate policy manual not approved by the City Council; the need for CCPD to take corrective action to correct policy violations; accountability; he asserted that AB 481 did not say that retroactive action should be taken to make a policy violation legal; he noted that one of the few times the weapons were fired over the years was when a CCPD officer shot an unarmed man in the back; discussed money that was paid out to the family; the fact that no police policies on the use of the weapons were changed in the aftermath to prevent police violence in the future; and he asked that accountability be provided.

Melissa Sanders thanked CCPD for doing their best and she requested more clarification regarding military equipment.

Kira Pusch withdrew her request to speak.

Mayor O'Brien apologized for not calling the public to provide comment sooner.

Additional discussion ensued between staff and Council Members regarding addressing the use of equipment for community events; providing consistency; updating the AB 481 policy to include verbiage; permitted use of the vehicle; training benefits from deploying equipment at community events; changing policy regarding permissible usage; the City Council decision as to whether community relations is a type of permissible use; the intent to provide transparency with clear, consistent, and accessible policy; understanding best practices pertaining to AB 481; evaluation of policy; determining whether there are reasonable and more effective alternatives to meet safety objectives; alignment of use with current policy; training opportunities at community events; the non-militaristic van as an important safety tool for the department and the community; addressing community concerns; compliance; ensuring the policy is adhered to for permissible uses; maintaining public trust

with consistent application of policy; the annual presentation; lack of interest in additional permissible uses; and application of the existing policy.

Further discussion ensued between staff and Council Members regarding lack of support for the use of military items at community events; "copaganda"; determining appropriate usage of tax dollars and resources as it pertains to community events; responding to needs and issues; the goal of public relations; training uses; the intent to streamline City Council meetings and frustration at the amount of time being taken to discuss a van; support for not having the vans at events; purpose of the state legislation to have conversations about military equipment; support for following City Council policy; the ability to amend policy; alleviating policy discrepancy; revision of the City policy manual; and a request to bifurcate the motion with direction given in the second motion.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY COUNCIL:

1. REVIEW AND APPROVE THE 2024-2025 CULVER CITY POLICE DEPARTMENT MILITARY EQUIPMENT ANNUAL REPORT PURSUANT TO GOVERNMENT CODE SECTION 7071(E)(2); AND,

2. RENEW ORDINANCE NO. 2022-005 OF THE CITY OF CULVER CITY ADDING SUBCHAPTER 3.04.400 TO TITLE 3, CHAPTER 3.04 OF THE CULVER CITY MUNICIPAL CODE, GOVERNING THE USE OF MILITARY EQUIPMENT BY THE CULVER CITY POLICE DEPARTMENT AND APPROVING THE MILITARY EQUIPMENT FUNDING, ACQUISITION AND USE POLICY PURSUANT TO ASSEMBLY BILL 481.

Discussion ensued between staff and Council Members regarding whether a motion is necessary; clarification that AB 481 does not have to be changed; and the City Council request to change the administrative policy.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CULVER CITY COUNCIL: PROVIDE DIRECTION TO THE CHIEF OF POLICE TO REMOVE THE USE OF ARMORED VEHICLES FROM COMMUNITY EVENTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, PUZA
NOES: O'BRIEN, VERA

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Item A-4

CC - (1) Update on Staff's Efforts to Solicit Proposals for a Consultant to Develop and Conduct a Civic Assembly; (2) Discussion of Proposals Received from Consultants; (3) (If Desired) Create an Ad Hoc Subcommittee and Appoint Council Members thereto, to Evaluate the Proposals and Make a Recommendation to the City Council; (4) (If Desired) Approval of a Professional Services Agreement with a Consultant to Develop and Conduct a Civic Assembly; and (5) Other Direction to the City Manager as Deemed Appropriate

Lisa Soghor, Chief Finance Officer, introduced the item.

Elizabeth Shavelson, Assistant Chief Finance Officer, provided a summary of the material of record noting that background information from Healthy Democracy was received after the deadline for written comments and was not able to be distributed to the City Council in advance or reviewed by staff to make a recommendation.

Lisa Soghor, Chief Finance Officer, expressed appreciation to the Assistant Chief Finance Officer for her efforts to reach many people quickly; noted the short amount of time for outreach; discussed difficulty getting consistent proposals from organizations; organizations that facilitate and expand public participation in government; the goal of increasing public participation in the City budget; interesting ideas; the timeframe and format; and she recommended establishing an ad hoc subcommittee to interview organizations and evaluate information received and provide a recommendation to the City Council.

Council Member Vera exited the meeting.

Jeremy Bocchino, City Clerk, took a roll call to reflect that Council Member Vera was no longer participating in the City Council meeting.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Linn Davis, Healthy Democracy, noted that their qualifications had not been requested but were available to view online at

healthydemocracy.org/qualifications; discussed best practices shared with peers; different meanings for civic assembly; processes that demonstrate a new level of democracy; focus groups with a lottery or deliberative flavor; different methodologies within the engagement industry; providing materially different civic assemblies than those of other American practitioners; sending a message to the movement; putting the people in the driver's seat; typical processes where consultants design processes in private, source information themselves, railroad members of the public, neutralize power, extract input, and repackage input into glossy reports; the emerging industry; and putting people as the fore rather than consultants.

Justin Reedy, Healthy Democracy, discussed non-negotiables for assemblies; prioritization of delegate empowerment; providing advice and assistance; strict process content separation; reducing practitioner bias and ensuring assembly ownership; selection of incoming information, writing and editing content, and direct presentation to decisionmakers; democratic decision making; grounding in community engagement; feedback loops with staff and community groups; post-process engagement in the community; standards that demonstrate a democratic model and maximize public legitimacy, transparency, and quality of outcomes; and additional information available online.

Michelle Dennis, Public Democracy Los Angeles, provided a summary of their evaluation of the proposals received.

Wayne Liebman, Public Democracy LA, provided background on the organization; discussed their working relationship with Healthy Democracy; reported that none of the bidding organizations had reached out to them to ask what is going in Culver City, request assistance from the volunteer base, or to ask about connecting to local community groups and local professionals who could be used as facilitators for the public assemblies; he noted that assemblies were not done in a vacuum and local support was necessary for success; he asserted that they would do anything necessary to ensure success; and he hoped that Public Democracy would be the chosen provider.

Marci Baun was called to speak but was not present in person or online.

Melissa Sanders felt that the process was not democratic; asserted that the majority of the City Council did not listen to anyone, including staff; felt that the item would be a waste

of time and money; discussed the intent to limit public input into processes; and she asserted that Council Members did not listen to anyone except those sending text and Slack notes to them.

Discussion ensued between staff and Council Members regarding appreciation for the work of staff to get information in such a short period of time; the reduced quote from Healthy Democracy to accommodate Culver City expenses; multiple discussions of the item since May; time required to engage in an RFP process that would prevent the process from being implemented until the 2027-2028 budget; allowing residents to have a voice in the process; the Civic Assembly at Veterans Memorial Center; exploration of other proposals; value brought by Healthy Democracy and their experience leading civic assemblies; making an impact in the next budget; and allowing delegates to experience current processes.

Additional discussion ensued between staff and Council Members regarding the pilot program to support engagement and work closely with a smaller group of people to inform next steps in the budget and engagement; appreciation for those who responded to the Request for Proposals in the tight timeline and for their interest in partnership; support for using Healthy Democracy; increasing democracy; trying different things; the timeline and next steps; the ability of staff to make things happen quickly; holding a special meeting to award a contract; submissions by the other organizations that were rough ideas rather than bids; difficulty making comparisons; items that the City Council would need to clarify; ensuring transparency of process; ad hoc subcommittee consideration; and support for having a special meeting to handle items that were postponed.

Further discussion ensued between staff and Council Members regarding the feeling that the item is a solution looking for a specific entity to fix it; concern with being funneled down the path to Healthy Democracy; amount of money spent for a 20 person assembly; concern with being representative of the community; concern with spending money; concern with the selection process for the group; preference for a longer process that would allow other organizations a chance to provide a real bid and flesh out their ideas; and email received expressing concern with the process.

Discussion ensued between staff and Council Members regarding allowing the public to participate in a subcommittee meeting to flesh out the proposals; the recommendation for an ad hoc

subcommittee; looking at what other organizations have to offer; gathering true proposals; subcommittee interview of other entities; possibilities to meet the timeframe; the planned open house in February; benefits to using Healthy Democracy; origin of the civic assembly through Governance Subcommittee meetings that were open to the public; invitations to randomly selected members of the public; clarification that people do not have to apply; Council Members expressed willingness to serve on the subcommittee; date for the special meeting; agenda items for the special meeting; and availability of Council Member Vera.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CULVER CITY COUNCIL: CREATE AN AD HOC SUBCOMMITTEE AND APPOINT VICE MAYOR PUZA AND COUNCIL MEMBER FISH THERETO, TO EVALUATE THE PROPOSALS AND MAKE A RECOMMENDATION TO CITY COUNCIL WITH A DISCUSSION ITEM ON DECEMBER 1, 2025, AT 6:00 P.M.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, PUZA
NOES: O'BRIEN
ABSENT: VERA

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Item A-5

CC - ((1) Recommendation from the City Council Governance Subcommittee to Consolidate Public Comment at City Meetings; (2) Discussion of How to Manage Recognition Presentations; and (3) Direction to the City Manager as Desired

This item was remanded back to the Standing Governance Subcommittee for further consideration.

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Item A-6

CC - Recommendation by the City Council Standing Governance Subcommittee to Adopt a Resolution Amending City Council Policy 3204 (Agendizing Items for Discussion) to Create a New Council Business Section on the City Council Agenda and Other Related Changes for Agendizing Items for Discussion

This item was deferred to a future meeting.

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Item A-7

CC - (1) Discussion of the Mobility Subcommittee's Recommendation to Allow Operation of Robotic Delivery Devices in Culver City; and (2) If Desired, Direction to the City Manager to Draft an Ordinance and Regulations Permitting their Operation

Alicia Ide, Management Analyst, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Carl Hansen, Coco, provided background on the organization; thanked staff and the subcommittee for their efforts; discussed benefits to the use of Coco; range of service; the tight-margin business and difficulty of being competitive; concern with application of fees that do not apply to car companies; providing a more sustainable option; a grant received to share data about sidewalk conditions; and he indicated that they were looking forward to working together.

Kelly Jones, Serve Robotics, expressed appreciation for the opportunity to introduce their technology and eagerness to work together; discussed bringing innovative, sustainable delivery technology to Culver City; areas served; range of service; partnerships; and bringing benefits to local businesses in Culver City.

Discussion ensued between staff and Council Members regarding design of the pilot program; continued work at the subcommittee level; environmental benefits; car food deliveries; the opportunity to try a limited program; monitoring the sidewalk and street infrastructure; data regarding infrastructure needs; the request to allow any company to operate; development of regulations for any company that could enter the market; subcommittee consideration of details such as the ability to limit the number of devices that operate and where they operate; allowing operations across borders; the benefit of other cities that have already gone through the process; allowing a limited number of units and confining operation to downtown and other walkable areas of Culver City; continued consideration by the subcommittee; gaining more information about camera usage and

understanding where data is going and where it is being stored; support for lowering emissions and mapping the sidewalks; Culver City as a leader in embracing innovation; support for the economic and sustainable option that makes life easier for residents; and alignment with SmartCity and mobility goals.

Additional discussion ensued between staff and Council Members regarding concern with having to dodge the robots on crowded sidewalks; creating tripping hazards; large events; consideration of the framework of the ordinance and rules; consideration of performance metrics when deciding on vendors; concern with operation in narrow spaces; and ensuring thoughtfulness in determining where units would be deployed.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY VICE MAYOR PUZA THAT THE CULVER CITY COUNCIL:

1. ALLOW OPERATION OF ROBOT DELIVERY DEVICES IN CULVER CITY AS A PILOT PROGRAM; AND,

2. PROVIDE DIRECTION TO THE CITY MANAGER TO DRAFT AN ORDINANCE AND REGULATIONS PERMITTING SUCH OPERATIONS TO BE REVIEWED WITH THE MOBILITY SUBCOMMITTEE FOR RECOMMENDATION TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, O'BRIEN, PUZA
NOES: NONE
ABSENT: VERA

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Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, reported that no requests to speak had been received.

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Items from Council Members

Council Member Fish expressed appreciation for the adjournment in memory of Conor Proffitt noting that his absence was felt deeply.

Mayor O'Brien remarked that Conor Proffitt was a kind soul, and he read a remembrance of Carlos Manzo the Mayor of Sister City Uruapan, Mexico.

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Council Member Requests to Agendize Future Items

- Request by Ben Huber and Noah Clark for a discussion regarding sober living housing in the neighborhood of South Clarkdale and the adoption of density regulations similar to the ordinance passed by the City of Costa Mesa. (O'Brien)
- Request by Tiffany Quarles (Coalition for a Just and Equitable California) for a discussion on SB 515 regarding collecting employee data on the number of descendants of enslaved people; Discussion remanded to Ad-Hoc Equity Subcommittee. (Fish)
- Consideration of a request from Lemar Betts for additional \$5,000 event funding for Skate Side Fest being held in May 2026. (O'Brien)
- Request by Scott Stevens from Hero Workshop for an off-cycle grant for Hero Faire event being held in April 2026. (O'Brien)
- Further discussion on LLC/LLP topic discussed in item A-2 to see what other cities are doing. (Vera)

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Adjournment

There being no further business, at 1:01 a.m., Tuesday, November 11, 2025 the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Conor Proffitt and Carlos Alberto Manzo Rodríguez, Mayor of Sister City, Uruapan, Mexico to a special meeting to be held on December 1, 2025 at 6:00 p.m.

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Jeremy Bocchino
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency
Board, Redevelopment Financing Authority Board,
Culver City Parking Authority Board, and
Culver City Housing Authority Board
Culver City, California

DAN O'BRIEN
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board,
Redevelopment Financing Authority Board, Culver City Housing
Authority Board, and Culver City Parking Authority Board

Date: _____