

OFFICIAL MINUTES

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

May 11, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 6:44 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

*Council Member Vera arrived at 7:43 p.m.

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Recognition Presentations - 6:30 p.m.

Item R-2
(Out of Sequence)

CC - Presentation of a Proclamation Designating May 2026 as Older Americans Month in Culver City

Mayor Puza presented a proclamation designating May 2026 as Older Americans Month in Culver City.

Jill Thomsen, Recreation and Community Services Supervisor, discussed the Culver City Senior Center; available classes; number of members; and she encouraged everyone to visit.

Sharon Hyland Elstein, Culver City Senior Center Board of Directors, provided background on herself and discussed the state-of-the-art Senior Center.

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Item R-3

CC - Presentation of a Commendation to Michael Monagan, 2026 Senior of the Year

Council Member McMorris presented a commendation to Michael Monagan, 2026 Senior of the Year.

Michael Monagan expressed appreciation for the recognition and thanked Jill Thomsen for her work at the Senior Center as well as the City Council, staff, the community, and his wife.

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Item R-1
(Out of Sequence)

CC - Presentation of a Proclamation Designating May 2026 as Jewish American Heritage Month in Culver City

Vice Mayor Fish presented a proclamation designating May 2026 as Jewish American Heritage Month in Culver City.

Community members expressed appreciation for the proclamation; discussed the historic partnership between the Jewish community and Culver City; the importance of justice, truth, and peace; lessons of the Torah; challenging times; and the importance of

being united and standing with neighbors.

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Item R-4

CC - Presentation of a Proclamation Designating May as ALS Awareness Month 2026

Council Member McMorris presented a proclamation designating May as ALS Awareness Month 2026.

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Item R-5

CC - Presentation of a Proclamation Designating May as Historic Preservation Month 2026

Council Member O'Brien presented a proclamation designating May as Historic Preservation Month 2026.

Hope Parrish, Culver City Historic Society, thanked Culver City for the proclamation; discussed the rich history of Culver City; efforts to reflect varied experiences; collaboration with different entities in Culver City; and she encouraged people to visit the Historical Society.

Jack Bommarito, Culver City Historic Society, expressed appreciation to Culver City for the recognition; encouraged everyone to come visit the museum open every Sunday; discussed quarterly programming; he indicated that admission is free and donations are accepted; and he encouraged everyone to visit culvercityhistoricalsociety.org.

Council Member McMorris exited the dais.

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the oral statement of Land Acknowledgement.

Council Member McMorris returned to the dais.

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Roll Call

Jeremy Bocchino, City Clerk, called the roll:

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

*Council Member Vera arrived at 7:43 p.m.

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

Mayor Puza reported that as part of efforts to address meeting length, Council Member comments would be limited to two minutes each.

Council Member O'Brien discussed attending the Education Foundation's Taste of the City event the prior weekend; the Culver City Unified School District (CCUSD) PTSA (Parent Teacher Student Association) Honorary Service Awards; and he expressed appreciation for the service of volunteer parents, teachers, and administrators whose efforts contribute to the excellence of Culver City schools.

Council Member McMorris extended belated Mother's Day wishes to all mothers and mother figures in the community; reported attending a mutual aid and art fair benefiting a mutual aid organization serving Culver City's immigrant population; noted that May is Mental Health Awareness Month; expressed gratitude to staff and the City's Mobile Crisis Team for hosting the third annual Wellness Fair at City Hall; discussed programming offered by Los Angeles County under the theme "Take Action for Mental Health," with information available at: TakeActionLA.com; noted that May is National Foster Care Awareness Month; and she expressed concern regarding recent developments affecting the

Voting Rights Act and its impact on voting rights and democratic representation.

Vice Mayor Fish discussed an upcoming Mobility Subcommittee meeting on May 12 at City Hall with agenda items including the use of the Town Plaza, signage, a potential drive-thru ban, and other mobility-related matters; Culver City's inaugural civic assembly beginning on May 14, consisting of thirty randomly selected, demographically representative residents tasked with observing the City's budget process and providing recommendations; he encouraged residents to attend community conversations hosted by City Manager Jones and staff scheduled for May 13 at Culver West Recreation Center and May 16 at the Senior Center; and noted that the events would provide an opportunity for residents to offer input on the budget and learn more about the process.

Mayor Puza extended Mother's Day wishes to all mothers, caregivers, mentors, godmothers, and mother figures in the community; discussed Blood Pressure Awareness Month with more information available at NatForum.org/MeasureYourBloodPressure; and announced a series of "Move with the Mayor" events to be hosted in partnership with the National Forum on Heart Disease and Stroke Prevention to raise awareness about detecting and preventing cardiovascular disease.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza discussed implementation of new strategies to shorten meetings and improve management noting that the comment period would be limited to 20 minutes with an additional opportunity to provide comment later in the agenda.

Jeremy Bocchino, City Clerk, read the statement on hate speech and decorum.

The following members of the public addressed the City Council:

Stephanie Pryorreferenced a meeting at the Rotary Plaza on the Better Overland bike lane project; urged Mayor Puza to rescind his vote on the project; and discussed hypothetical benefits vs. real impacts.

Monica Richardson thanked Mayor Puza for attending the Rotary Plaza meeting; discussed the Better Overland project; questioned

allocation of developer-contributed mobility funds toward bike lane projects rather than broader infrastructure needs such as sidewalk repair, road paving, and pothole repair; expressed concern that the double left-turn lanes on Overland should not be removed without a new comprehensive traffic study reflecting current traffic volumes; and noted concern expressed by employees of several businesses regarding anticipated impacts to those businesses.

Bryan Sanders discussed the proposed protected bike lane in the Elenda residential neighborhood; concern with potential removal of parking; consultant data commissioned by the City that identified a short, predictable congestion period tied primarily to school drop-off and pickup on approximately one hundred eighty school days per year; questioned the imposition of permanent accessibility loss for a limited-duration, seasonal issue; and he called for greater involvement by the Culver City Unified School District (CCUSD) in addressing neighborhood traffic conditions.

Patrick Godinez discussed available rental units in Culver City; proposed a time-limited internal subsidy program to financially incentivize landlords and property managers to lease to Culver City housing program participants in good standing; and he suggested allocating Housing Authority funds to finance approximately fifty Housing Choice vouchers, with the potential to obtain up to one hundred vouchers through the Jubilo Village project opportunity which is equal to the number of people on the streets.

Jim McDonald requested parking validation for a team of election workers who would be working on-site beginning on May 23 through June 2, noting that June 2 would be an extended workday running from 6:00 a.m. to 9:00 p.m.

Brian Sousa was called to speak but was not present in person or online.

Cassidie Thomas provided background on herself; discussed concerns with a proposed 40-unit 6-story development on Braddock Drive and Lafayette Place that would replace a single-family home and triplex located half a block from Linwood Howe Elementary School and Happy Land Preschool; advocacy for child safety; appreciation for the commitment of the City to conduct a traffic study; requested that the study specifically address school commute hours, pedestrian visibility, crossing safety, construction truck routing, and pickup and drop-off congestion;

and encouraged incorporation of clear construction-phase protections for nearby students and families.

Joy Rodriguez expressed opposition to the Better Overland, Sepulveda bike lane and bus lane projects; discussed concern with the proposed removal of parking and the impact on residents, businesses, elderly individuals, persons with disabilities, and families; surveys indicating that only 3% of people ride bikes; asserted that people would not ride bicycles or take the bus to accomplish their tasks, and would be circling the block to find parking; she noted that a City that works for families works for everyone; felt the matter should be presented to residents as a ballot measure rather than decided solely by the City Council; and she disagreed with a statement from the Mayor asserting that if protected bike lanes were installed, more people would use them.

Marci Baun, Parks, Recreation and Community Services (PRCS) Commissioner speaking in her personal capacity, expressed opposition to the Better Overland, Elenda, and Sepulveda projects; asserted that the role of the City Council is to represent the majority of citizens rather than an ideology; expressed concern that they were ignoring the many and varied people speaking in opposition to the project in addition to the Disability Advisory Committee (DAC); and she urged the City Council to rescind its vote on both projects.

Vice Mayor Fish exited the dais.

James Richardson reiterated a prior suggestion regarding establishing a Culver City Community Exchange as an alternative mechanism for funding City projects; discussed air quality; car accidents; support for multimodal transportation; and the importance of safety for all modes of travel and all populations, including elderly residents and persons with disabilities.

Vice Mayor Fish returned to the dais.

Melissa Sanders discussed public concern expressed at the Culver City Car Show regarding the need to prioritize sidewalk repair over bike lane infrastructure; questioned the selective application of consultant data in support of bike lane projects; noted that first responders did not support the projects just as they did not support single-stair reform due to potential delays to access; expressed concern with potential for lawsuits; and she questioned the support for the projects.

Wailele Sallas, owner of Wild Child Gym in downtown Culver City; discussed frustration with roadblock placements at the Culver City Car Show that extended beyond the permitted area, which prevented customers, staff, and residents from accessing the business and their properties; reported communication with the supervising police officer who acknowledged that the roadblocks were incorrect and extended too far and communication with an organizer who admitted the mistake but took no responsibility; and asked that the City Council consider accountability mechanisms and recourse available to small businesses when such access disruptions occur in connection with City-permitted events.

Rebecca Rona Tuttle, member of the Equity and Human Relations Advisory Committee (EHRAC) speaking in her personal capacity, discussed the Land Acknowledgement; animals that have gone extinct; the monarch butterfly on the verge of extinction; and she encouraged the City to undertake milkweed planting in parks, parkways, gardens, and other City and private property in honor of the Gabrieliño-Tongva people and in support of efforts to conserve the monarch butterfly.

Sheila Korsi expressed opposition to the Better Overland, Sepulveda, and Elenda projects; noted comments made by Mayor Puza that the project was a "done deal"; reported a lack of adequate community outreach and notification to residents and businesses; requested that the allocated funds be redirected to sidewalk repair; expressed concern with the impact of parking removal on caregivers and nannies serving seniors and families; and she asserted that the City was making the residents accept a decision they do not want.

Ed Conway indicated that he was still waiting for disclosure of funding source information for the Better Overland project pursuant to the California Public Records Act and the Federal Freedom of Information Act that he submitted two months prior; discussed funding referenced by the Mayor at the Rotary Plaza meeting; and he requested the full name, address, grant title, action number, and name of the chairperson of the entity to which a grant application for the project's third, currently unfunded tranche had been submitted.

Marta Valdez thanked Mayor Puza for attending the Rotary meeting; discussed Older Americans Month; felt that older adults in Culver City deserve safe streets, accessible sidewalks, nearby parking, reliable services, and opportunities to remain

active, independent, and connected to the community they helped build; she asked that the City recommit to protecting the voices of older residents in every decision made by the City Council; and she thanked seniors for their wisdom, contributions, and inspiration.

Council Member Vera joined the meeting.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MAY 11, 2026.

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Roll Call

Jeremy Bocchino, City Clerk, called the roll:

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

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Order of the Agenda

No changes were made.

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Consent Calendar

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Patrick Godinez spoke on Item C-1 noting that the contracted medical provider had served over 152 housing program participants across the Wellness Village, motel leasing, and interim sites, and could have additionally served the 35 permanent housing participants if directed; discussed the number of housing program participants enrolled in ongoing medical

care; engagement reflecting five or more visits over the course of the year; concern with the contract decision, resulting in previously treated participants being required to seek care elsewhere and disrupting continuity of care; and he asked that the City Council revisit the matter and consider reinstating the Healthcare in Action contract in the following year.

Paul Sagala was called to speak on Item C-11 but withdrew his comment.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for April 18, 2026 to May 1, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 18, 2026 TO MAY 1, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes of the Regular City Council Meeting Held on April 27, 2026

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 APRIL 27, 2026.

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Item C-3

CC - Adoption of an Ordinance Amending Culver City Municipal Code (CCMC) by Adding a New Chapter 11.35 and Amending Section 13.03.025

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE (CCMC) BY ADDING A NEW CHAPTER 11.35 AND AMENDING § 13.03.025 RELATING TO THE ESTABLISHMENT OF AN ENTERTAINMENT ZONE.

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Item C-4

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Five-Year Professional Services Agreement with Dr. David Eisner in an Amount Not-to-Exceed \$65,000 Annually for Medical Director Services for the Culver City Fire Department

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CCMC SECTION 3.07.075.F.3; AND,
2. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH DR. DAVID EISNER FOR THE PROVISION OF MEDICAL DIRECTOR SERVICES IN AN AMOUNT NOT-TO-EXCEED \$65,000 ANNUALLY; 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-5

CC - Adoption of a Resolution Supporting the Inclusion of Ballona Creek in the Los Angeles Coastal Area, California, Special Resource Study by the National Park Service, and Authorizing and Directing the City Manager to Submit a Copy of the Resolution to the National Park Service

THAT THE CITY COUNCIL: ADOPT A RESOLUTION IN SUPPORT OF THE INCLUSION OF BALLONA CREEK IN THE LOS ANGELES COASTAL AREA, CALIFORNIA, SPECIAL RESOURCE STUDY BY THE NATIONAL PARK SERVICE, AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO SUBMIT A COPY OF THE RESOLUTION TO THE NATIONAL PARK SERVICE.

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Item C-6

CC - Approval of an Amendment to the General Services Agreement with Trueline Construction & Surfacing, Inc. to Increase the Maximum Compensation Amount by \$50,894 for a Total Amount Not to Exceed \$315,511 to Support the Expansion of Scope of

Services, including the Resurfacing and Repairs to Multiple City Park Outdoor Sports Courts

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH TRUELINE CONSTRUCTION & SURFACING, INC, TO INCREASE THE MAXIMUM COMPENSATION BY \$50,894, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$315,511 TO SUPPORT THE EXPANSION OF THE SCOPE OF SERVICES; 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-7

CC - Approval of a Second Amendment to the On-Call Professional Services Agreement with Kreuzer Consulting Group

THAT THE CITY COUNCIL:

1. APPROVE A SECOND AMENDMENT TO THE ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH KREIZER CONSULTING GROUP; 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 a Purchase Order with National Auto Fleet Group for the Purchase of Two Heavy-Duty Commercial Chassis Cab Trucks in an Amount Not to Exceed \$401,622.24

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF TWO FORD F-550 TRUCKS IN AN AMOUNT NOT-TO-EXCEED \$401,622.24; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-9

CC - (1) Ratification of Termination of an Existing Agreement with Elevators Etc.; and (2) Approval of a Multi-Year Agreement with SmartRise Elevators, Inc. for the Maintenance and Repair of 13 Elevators at Nine Facilities in an Amount Not-to-Exceed \$314,375

THAT THE CITY COUNCIL:

1. RATIFY TERMINATION OF THE EXISTING AGREEMENT WITH ELEVATORS ETC., INC.; AND,
2. APPROVE AN AGREEMENT WITH SMARTRISE ELEVATORS INC. IN AN AMOUNT NOT-TO-EXCEED \$314,375 FOR MAINTENANCE AND REPAIR OF 13 ELEVATORS AT NINE FACILITIES EFFECTIVE FROM JUNE 1, 2026 TO JUNE 30, 2029; AND,
3. AUTHORIZE THE CITY ATTORNEY TO PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

CC - 1) Approval of an Agreement with EnCharge for the Installation and Operation of Electric Vehicle Charging Stations, Including Revenue Sharing, at the Culver Commons Parking Structure; and 2) Approval of a Change Order in an Amount Not-To-Exceed \$84,375 to Culver Public Market, LLC for Electric Vehicle Conduit Infrastructure

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH ENCHARGE FOR THE INSTALLATION AND OPERATION OF ELECTRIC VEHICLE CHARGING STATIONS, INCLUDING ANNUAL REVENUE SHARING OF \$7,000 TO \$15,000 AT CULVER COMMONS

PARKING STRUCTURE LOCATED AT WASHINGTON BOULEVARD AND CENTINELA AVENUE; AND,

2. APPROVE OF A CHANGE ORDER IN AN AMOUNT NOT-TO-EXCEED \$84,375 TO CULVER PUBLIC MARKET, LLC FOR INSTALLATION ELECTRIC VEHICLE CONDUIT INFRASTRUCTURE; 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-11

CC - Adoption of a Resolution Amending the Regular Meetings of the City Council for the Calendar Year 2026 and Rescission of Resolution R2025-090

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION SETTING THE REGULAR MEETINGS OF THE CITY COUNCIL FOR THE CALENDAR YEAR 2026; AND,

2. RESCIND RESOLUTION R2025-090.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-11.

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Mayor Puza announced that the City Council would be experimenting with limiting each Council Member's speaking time to ten minutes during Public Hearings and Action Items and noted that Council Members wishing to speak or ask questions during those items should activate the request-to-speak function.

Public Hearing Items

Item PH-1

Receive a Presentation on the Status of Job Vacancies and Recruitment and Retention Efforts per Assembly Bill (AB) 2561

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Amy Webber, Human Resources Analyst, introduced the team that prepared the report; provided a summary of the material of record; provided background on AB 2561; discussed the first annual vacancy report presentation in 2025; position vacancies; recruitment; recruitment challenges; and employee retention.

Jeannine Houchen, Senior Management Analyst, provided background on departments where percentages looked high and discussed vacancies in the Housing and Human Services Department.

Amy Webber, Human Resources Analyst, discussed vacancy rates in the Transportation Department as of December 31, 2025; total budgeted positions; positions that have been filled; recruitment reopening for the remaining vacancies; total vacancy count as of April 28, 2026 reflecting a reduced overall vacancy rate; bus operator recruitment activity over the preceding year; current bus operator vacancies; near-term anticipated hires; vacancy rates for other City departments including the City Manager's Office, Finance, Fire, Human Resources, Police, and Public Works; average full-time vacancy rates; full-time recruitments conducted during calendar year 2025; departments with the highest recruitment volume; employee count by status; months of highest hiring activity in 2025; current recruitment strategies; ongoing recruitment challenges; and retention efforts.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Tamar Fuhrer expressed support for City Council consideration of wages and compensation for frontline Transportation Department employees, including bus operators and fleet services staff; noted that starting wages below \$25 per hour present challenges in both recruiting and retaining those employees; expressed concern that attrition was approaching the rate of new recruitment; noted the impact of PEPRA (Public Employees Pension Reform Act) on newer employees; creation of new

executive positions in January; frontline employees allowing for reliable service; and the inability to provide reliable service when there are so many vacancies.

Discussion ensued between staff and Council Members regarding appreciation to staff for providing the presentations in advance thereby allowing time for review in advance; departments with the most vacancies; the Transportation Department's bus operator vacancy rate; ongoing bus operator issues not specific to Culver City; anticipated near-term reduction of that shortage through current pending hires; history of ongoing bus operator recruitment challenges predating the COVID-19 pandemic; the standard twelve-week paid training period for new bus operators; rate of candidate attrition during training; public comments from a former employee; a request for a report on competitiveness of the base pay of bus operators and fleet services staff; concern with retention issues; a class and compensation study that found bus operator compensation within the median of the market; a previously approved compensation adjustment for the Fleet Services Supervisor classification by the City Council which had been effectuated and reflected on the current salary schedule; a request for a follow up on whether the recruitment push resolves issues; staff agreement to share monthly department vacancy updates; tracking of time-to-hire as a Key Performance Indicator (KPI), with staff noting a current average of approximately 120 days from position posting to hire; tracked metrics through the City's NeoGov system; and a request that time-to-hire be included as a visible metric in the City's KPI reporting for the public and the City Council.

Additional discussion ensued between staff and Council Members regarding significant improvement across all departments; retention rates; time and money invested in training; the exit interview process; vacancies in the Housing and Human Services (HHS) Department; three positions associated with the planned expansion of the Mobile Crisis Team that remain unfilled; the importance of continuing to monitor the City's relative shortage of Code Enforcement officers; the hiring freeze preventing the previously announced expansion of the MCT's operating hours from ten hours per day, five days per week to twelve hours per day, seven days per week in 2025; the importance of expanding services; carrying the operating reserve; statements from the Human Services and Crisis Intervention Division Manager indicating he has what he currently needs; authorization to backfill a recent vacancy; continuing the hiring freeze on the expansion positions while maintaining an operating reserve to provide flexibility should additional need arise; continued

support for the eventual expansion of the MCT; the importance of ensuring community access to crisis services outside current operating hours; and acknowledgement of the financial considerations involved.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: RECEIVE AND FILE A PRESENTATION ON THE STATUS OF JOB VACANCIES AND RECRUITMENT AND RETENTION EFFORTS PER ASSEMBLY BILL (AB) 2561.

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Item PH-2

Introduction of an Ordinance Approving City-Initiated Zoning Code Amendment P2025-0066-ZCA to Amend the Culver City Municipal Code (CCMC) to Implement California State Senate Bill 79, the Abundant and Affordable Homes Near Transit Act

Troy Evangelho, Advance Planning Manager, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders expressed disappointment that the proposed standards did not increase the percentage of units required to be affordable for low-income households; encouraged the City Council to reconsider affordability percentages; expressed concern with giving away more to developers without getting what the City needs; asserted that more market-rate units were not needed; suggested exploring fines or taxation on vacant units; discussed the impact of high-density development adjacent to single-family homes; insufficient setbacks to offset impacts of 10-20 units being built next door; looking at what is best for the community; and she urged the City Council to include a caveat providing for reconsideration of the ordinance in the event that the July 1 state deadline is delayed.

Marci Baun, PRCS Commissioner speaking in her personal capacity, expressed opposition to state mandates directing local housing decisions; discussed concern regarding density levels and the Housing and Homelessness Subcommittee process; units created

under the proposed framework that would not necessarily be available for purchase; and encouraged residents to hold their elected officials accountable at the ballot box.

Travis Morgan indicated speaking on his own behalf; reported that volunteers with LCI (Livable Communities Initiative) had no objections to the proposed ordinance as a standard stopgap measure applying multifamily development standards to single-family zones pending adoption of an alternative plan; he clarified that SB 79 did not dictate whether new units are developed as condominiums or apartments; and he urged the City Council to support the ordinance.

Discussion ensued between staff and Council Members regarding community concern that developments could go into traditionally R1 neighborhoods; the effective date of SB 79; the timeline for development applications under the interim standards; expected completion of the Fox Hills and Hayden Tract Specific Plans; confirmation that new development under SB 79 could not be submitted until the statute takes effect on July 1, 2026; the ability of applicants invoking SB 330 to lock in the regulations in effect at the time of application submission; official SB 79 maps expected on July 1 enabling detailed analysis necessary for the alternative plan; and estimated timeline for completion depending on the extent of community outreach and Planning Commission and City Council review.

Additional discussion ensued between staff and Council Members regarding a provision in SB 79 allowing concessions on local regulations that would otherwise preclude full permitted buildout; uncertainty as to whether such concessions are granted administratively or by the Planning Commission; waivers of regulations; concern with potential lawsuits and creating a barrier for housing development; a request that staff provide analysis prior to the second reading regarding whether existing RMD (Residential Medium Density) development standards could conflict with SB 79 requirements and what the applicable process would be for resolving such conflicts; the second reading scheduled for May 26, representing the last opportunity to adopt the ordinance in advance of the July 1 effective date; determinations depending on property size; prior City Council direction to pursue the LCI model as a framework for the forthcoming alternative plan; and clarification that the model concentrates density along major transit corridors while tapering density with increasing distance from those corridors, rather than applying uniform density throughout affected zones.

Heather Baker, City Attorney, noted for the record that Councilmember O'Brien and Vice Mayor Fish reside within the SB 79 zones implicated by the item, and confirmed that a public generally exception applied in each case, permitting both to participate.

MOVED BY COUNCILMEMBER MCMORRIN, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING ZONING CODE AMENDMENT P-2026-0066-ZCA TO IMPLEMENT INTERIM STANDARDS FOR CALIFORNIA SENATE BILL 79, THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT, AS STATED IN EXHIBIT A OF THE ORDINANCE, WITH THE CONDITION THAT THE ORDINANCE DOES NOT BECOME EFFECTIVE UNTIL SB 79 BECOMES EFFECTIVE.

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Action Items

Item A-1

CC:SA:HA:PA - (1) Receipt of the City Manager's/Executive Director's Proposed Budget for Fiscal Year 2026-2027; (2) Presentation of the Fiscal Year 2026-2027 Proposed Budget Overview and Key Performance Indicator Framework; and (3) Setting the Date and Time of the Public Hearing on the Proposed Budget for June 8, 2026 at 7:00 p.m.

Odis Jones, City Manager, expressed gratitude to staff for their efforts; introduced the presentation for a balanced budget subject to City Council approval; thanked the community for their participation in public outreach; discussed attendance numbers; comments received through social media and surveys; appreciation for being welcomed to the City; Council Member examination of priorities and direction provided; continued community engagement; upcoming meetings; and next steps.

Steve Agostini, Chief Finance Officer, expressed appreciation to the team that worked through the process with him; provided a summary of the material of record and a presentation on the Fiscal Year 2026-27 Proposed Budget; discussed key takeaways; delivery of a balanced budget; alignment with City Council strategic priorities; service reliability; infrastructure investment; financial health; restoration of financial discipline; establishing a path toward long-term structural sustainability; primary investment priorities consistently identified by the City Council and the public; anticipated

revenue and expenditures; the proposed operating reserve intended to serve as a buffer against economic uncertainty and additional debt service reserve intended to support the City's credit rating as it proceeds with the Joint Powers Authority (JPA) financing and future rating agency review; previous budget estimates; the all-funds budget totals; the diversified General Fund revenue base; the sales tax estimate attributable primarily to the transfer of previously budgeted capital project costs to the JPA and money drawn from the restricted pension trust fund toward the City's unfunded accrued liability payment to CalPERS; total expenditures; reserves set aside for anticipated increases to bargaining unit compensation; guiding principles underlying the budget strategy: preservation of core General Fund services; achieving efficiencies through prioritization, cost control, and right-sizing of non-personnel spending; alignment with what is actually being spent; anticipated savings; managing vacancies through a hiring freeze and elimination of one full-time equivalent; reallocating approximate spending to appropriate funds; drawing from the restricted pension trust to assist with the unfunded accrued liability payment, consistent with prior year practice; revenue actions including implementation of the voter-approved streaming tax, digital kiosks, improvements to revenue administration, cost recovery, and compliance with existing City revenue policies; proactive investment management; administrative cost reimbursements from the Housing Authority to the General Fund through the JPA; cost reductions; not relying on layoffs to balance the budget; and General Fund expenditure enhancements to address City Council priorities and operational needs.

Steve Agostini, Chief Finance Officer, provided an overview of the JPA; discussed approval of \$30.9 million in JPA authority; allocation of proceeds across tax-exempt and taxable investment categories; alleviating near-term General Fund pressure while advancing critical investments in priority infrastructure; repayment of the Contingency Reserve; deliberate use of the JPA; fiscal discipline; tax-exempt investments; the taxable bucket focused on affordable housing including the Jubilo Village Project, support to CCUSD, and administrative and consultant support for long-term financial planning; the strategic financing tool intended to match long-term asset investment with appropriate financing, support restoration of reserves, and allow repayment of \$12 million to the contingency reserve; a proposed draw from the restricted pension trust fund to assist with the unfunded accrued liability payment; draws expected for the next ten years; addressing fund-level financial challenges with respect to the Transportation Fund and the Municipal Fiber

Fund; strategic goals adopted by the City Council at the April meeting that served as the organizing framework for budget construction; he presented a five-year financial forecast comparison, noting that the prior year's external forecast had projected sizable annual operating deficits from FY 2026-27 through FY 2030-31; the current forecast reflecting a projected surplus in FY 2026-27 and modest, manageable deficits in subsequent years; and he expressed confidence in addressing issues through ongoing efficiencies, additional belt-tightening, and revenue enhancements under consideration.

Odis Jones, City Manager, discussed intentional modest projected deficits built into years two through five of the forecast; inclusion of a reserve for flexibility and uncertainty in the projections noting that without that reserve, all five forecast years would reflect a balanced position; and he expressed confidence that mid-year adjustments would allow the City to address those projected deficits over time.

Adam Troy, Assistant City Manager, presented the housing, affordability, and economic development components of the budget; discussed budget commitment from the JPA for affordable housing, including Wellness Village, the 11029 Washington Boulevard/Gun Store project, and other future affordable housing projects; General Fund allocations for housing initiatives including exploration of a housing trust, potential development of housing stability tools, and a universal basic income pilot subject to further City Council direction; funding proposed for a grant or forgivable revolving loan fund for small businesses, including child care centers and services; the City's housing affordability challenge; average rent in Culver City; the affordability gap for working residents in the missing middle; the proposed housing stability strategy; a seed investment intended to launch a larger affordability framework; economic development priorities; challenges for small businesses; the Jumpstart Fund pilot program; and proposed infrastructure and parks investments.

Lea Eriksen, Senior Assistant City Manager, discussed investment in public infrastructure and community spaces; allocation for key safe street corridors and tree canopy maintenance; total of the overall Capital Improvement Plan compared the prior year; vehicle replacement; streets and alleys; traffic signal intersections and bridge repairs; facilities and infrastructure and other facility improvements; sewer and stormwater repair; equipment and technology; other capital projects; previously allocated funding already in the spending pipeline; performance

and accountability; KPI measures aligned to the Council's top strategic priorities for 2026; and development of a public-facing dashboard over time as data quality and reporting tools are refined.

Roger Harris, Assistant to the City Manager, expressed appreciation to City staff for their efforts; presented the citywide structure for aligning goals and performance measures; discussed the KPI framework; development of an initial set of 25 verified KPIs intended to establish a citywide structure for aligning goals, reporting, and performance measurement, with a broader KPI library of 287 measures across 14 categories under development; tracking FY 2025-26 actuals against FY 2026-27 goals, with the intent to expand the framework methodically over time; the progression of the City's performance reporting from the prior approach to the current framework; operational benefits of the framework; long-term goals; he presented an illustrative example of what a public-facing KPI dashboard could look like; and he indicated that the framework would continue to be developed in consultation with the Governance Subcommittee and through future workshops.

Lea Eriksen, Senior Assistant City Manager, expressed appreciation to staff for the progress made in developing the initial set of 25 indicators; noted that the framework would be built out with goals set to be achievable within the current year given available resources; discussed the importance of community engagement to inform the budget process; outreach sessions with residents and businesses; consistent feedback from which was to focus on basics, transparency, accountability, and visible results; use of KPI data to communicate progress, illustrate trade-offs, and report on outcomes to both the City Council and the community; launch of the community feedback survey on the City website; the focus of the civic assembly on how to increase public participation in the budget process, with the intent to continue the Assembly in future budget cycles; plans for recurring neighborhood-based conversations to broaden community engagement; upcoming community budget conversations at Culver West Alexander Recreation Center on May 13 and at the Culver City Senior Center on May 16; additional opportunities for input at the May 26 and June 8 City Council meetings, an online budget input survey available beginning May 11, a budget input box, and the budget priorities email address; next steps including a series of community conversations under the heading "What's Next, Culver City" focused on the priority-based budgeting initiative and capital investment planning process;

and she presented a QR Code for those interested in filling out the online survey.

Odis Jones, City Manager, expressed appreciation to staff for their work on the budget presentation; discussed availability of the budget for review; next steps including completing audits and a financial plan; the role of Ernst & Young in working with staff to analyze and restructure the City's finances; his rejection of what he was told was necessary to resolve the City's deficit when he first came to Culver City; and his advocacy for community engagement and innovation that served as the foundation for the approach reflected in the budget.

Mayor Puza expressed appreciation to staff for the presentation and the work underlying it and invited public comment.

The following members of the public addressed the City Council:

Mayor Puza exited the dais.

John Fitzgerald requested that the block party permit fee be eliminated entirely rather than reduced; discussed block parties as meaningful opportunities for community connection, health, and wellness; research on the impacts of isolation and polarization; and providing support for self-organized neighborhood events as reflecting the community values Culver City seeks to project, at a negligible cost to the budget.

Melissa Sanders discussed general support for elements of the budget presentation; concern about the allocation of JPA proceeds toward the Jubilo Village project; lack of responsiveness by some Council Members to staff and consultant recommendations; concern regarding the relative allocation between street and right-of-way improvements versus sidewalk repair funding; and she noted a conflict between the proposed small business support initiatives and the concurrent removal of parking in proximity to those businesses.

Mayor Puza returned to the dais.

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

Council Member McMorrin exited the dais.

Michael Monaghan expressed support for the budget; inquired about the status of the Ballona Bike Path and the westward

extension of the MOVE project; and expressed support for eliminating the block party fee.

Travis Morgan expressed appreciation for the presentation and the work of staff given the volume of new staff onboarding; expressed support for the Civic Assembly and community-based budgeting; offered community space at Heather Village in Fox Hills for City events; urged the City Council not to freeze the Mobile Crisis Team expansion; and he requested that staff bring back previously discussed and agreed upon proposals to ensure that development impact fees benefit the communities that generate them, noting the significant number of units planned for the Fox Hills area.

Tamar Fuhrer discussed her general support for the back-to-basics focus of the budget; concern that the proposed budget had not yet been posted online in advance of the meeting, noting the challenge created for meaningful community engagement; disappointment that departmental presentations had been canceled; and noted that some of the presentation materials used in budget presentation appeared to include AI-generated images rather than images of the actual Culver City community and its facilities which should be the standard for images shown in the public context.

Council Member McMorris returned to the dais.

Discussion ensued between staff and Council Members regarding the process for future community meetings on the budget; providing an opportunity for the public and City Council to ask questions at a more granular level; the proposal to fully eliminate the block party permit fee; the planned format for community budget meetings; availability of the full detailed presentation; compilation of all feedback received at the community sessions and through the survey to be provided to the City Council in advance of the May 26 meeting; additional opportunities for public input and Council deliberation at the May 26 and June 8 City Council meetings; and current availability of the proposed budget on the City website including the presentation, the budget document itself, and a link to the community budget input survey.

Additional discussion ensued between staff and Council Members regarding a proposed reduction in fire inspection fees as part of the City's broader strategy to incentivize business growth and development; the fee schedule change to be considered by the City Council on May 26; appreciation for the back-to-basics

approach and the emphasis on capital improvements to streets, parks, and sidewalks; reducing the City's long-term liability costs by addressing deferred maintenance; appreciation for the replenishment of Housing Authority funds; use of JPA bond financing consistent with prior City practice; bonds issued decades ago that funded downtown streetscape improvements, wider sidewalks, and parking structures; tree canopy KPI data; and support for tree planting investments at the Baldwin Hills Scenic Overlook.

Council Member O'Brien exited the dais.

Further discussion ensued between staff and Council Members regarding congratulations to the City Manager and the full budget team for delivering the proposed budget; the prior year budget process; the current presentation representing a significant and positive transformation; the possibility of extending similar fee considerations to other community open streets events, such as the Earth Day event that had incurred costs primarily related to police services; a request for future conversation with the new HHS Director and relevant staff regarding the ambassadors program that had been announced the prior year; and the housing investment set-aside and the housing trust framework.

Discussion ensued between staff and Councilmembers regarding consistent feedback received through community meetings centered on quality-of-life infrastructure including trees, sidewalks, alleys, and streets; concern regarding the allocation toward safe street corridors vs. what has been allocated for other components deemed important by the public; lack of community input on funds added at the final City Council meeting in connection with the JPA bond proceeds motion; the ability to reallocate funds or return them to the General Fund; concern that relative investment levels across infrastructure categories did not fully reflect priorities heard from residents; revisiting allocations during the detailed budget review process; self-organized block parties that do not require a police component; and disagreement with extending fee waivers for City-organized events that include police staffing costs.

Council Member O'Brien returned to the dais.

Additional discussion ensued between staff and Councilmembers regarding deep appreciation for the work reflected in the budget presentation; prior budget cycles in which efforts to adopt new approaches faced significant resistance; gratitude for the

comprehensive and transparent budget presentation and commitment to avoiding layoffs; the clearly communicated housing ladder and missing middle framework; support for continued investment in the Mobile Crisis Team; tracking the geographic distribution of City investments across neighborhoods; certain communities that have historically felt underserved; development impact fee equity concern raised by the Fox Hills community; and enthusiasm for the KPI dashboard and the priority-based budgeting framework.

Odis Jones, City Manager, affirmed that capacity existed within the budget to revisit Mobile Crisis Team staffing should additional need arise noting feedback from the team director that current staffing levels were adequate; he suggested incorporating a process into the upcoming "What's Next, Culver City" conversation for neighborhood-level investment decisions involving City Council approval of specific project lists to provide transparency and accountability at the community level; and, responding to inquiry, he confirmed that restored Housing Authority funds would support rental assistance programming.

Further discussion ensued between staff and Council Members regarding appreciation for the first balanced budget presented to the City Council in three years; recent action to lift the Fiscal Emergency; restoration of the contingency to 27 percent; consistency of the JPA financing structure with prior City practice; previous bonds issued to support redevelopment and downtown investment; connecting the budget's investments in affordable housing, housing trust funding, the universal basic income pilot, and child care access to the City's broader commitment to creating pathways to stability and wealth-building for populations historically excluded from housing opportunity in Culver City; and the budget as reflecting a vision of investing in people, neighborhoods, families, older adults, youth, and small businesses without forcing false choices on the community.

Vice Mayor Fish exited the dais.

Odis Jones, City Manager, encouraged Council Members to contact the respective Assistant City Managers as the appropriate points of contact for budget questions so that staff can collate and respond comprehensively in advance of final deliberations.

MOVED BY MAYOR PUZA AND SECONDED BY COUNCILMEMBER MCMORRIN THAT THE CITY COUNCIL:

1. RECEIVE THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027; AND,
2. RECEIVE PRESENTATION ON THE FISCAL YEAR 2026-2027 PROPOSED BUDGET OVERVIEW AND KEY PERFORMANCE INDICATORS FRAMEWORK; AND,
3. SET THE TIME AND DATE FOR THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR JUNE 8, 2026 AT 7:00 P.M., OR AS SOON THEREAFTER AS MAY BE HEARD.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - Approval of Siting Plan for the Implementation of an Interactive Digital Kiosk Program, Including Commercial Advertising, Along City Sidewalks and Public Right of Way; and Direction to the City Manager as Deemed Appropriate

Council Member O'Brien reported the need to recuse himself from the item, noting that a request for an opinion had been submitted to the Fair Political Practices Commission (FPPC) with the assistance of the City Attorney, and that the Commission had determined the item presented a potential conflict of interest.

Council Member O'Brien exited the dais.

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

Vice Mayor Fish returned to the dais.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Robin Hall provided background on Legacy Youth Leadership; expressed support for the IKE kiosk program; reported that Orange Barrel Media had donated advertising space on IKE kiosks to support the organization's mental health awareness campaign; and expressed appreciation for the program's potential to help deliver resources to youth.

Melissa Sanders was called to speak but was not present in person or online.

Jim Clarke, Culver City Arts Foundation, expressed support for the siting plan; discussed collaboration throughout the process between the Arts Foundation and IKE to ensure a robust arts and cultural component for the kiosks, including an initial exhibition featuring work by Culver City High School students and a community events calendar; noted the anticipated increase in visitors during the Olympic Games; and expressed confidence that the siting plan appropriately accounted for vehicle, bicycle, and pedestrian safety while reflecting the diversity of Culver City's neighborhoods.

Travis Morgan, member of the Bicycle and Pedestrian Advisory Committee (BPAC), spoke in his personal capacity acknowledging the need to move forward on the item as the budget included money from IKE; discussed the process for soliciting BPAC input on the proposed kiosk locations; lack of participation by representatives from Economic Development or IKE in any BPAC meetings where siting was being evaluated; noted that the only public community meeting held conflicted with a previously scheduled Mobility meeting, preventing BPAC members from attending; and indicated that he was not seeking to delay the item's budget inclusion, but requested that the City Council complete its discussion that evening and allow BPAC to review the proposed sites at its upcoming meeting, with final approval placed on a future consent calendar.

Jeff Morical expressed concern about the proposed removal of one of five unique historic bus stop structures installed as part of the Arts District streetscape to provide a space for a kiosk on Site 12 in front of the Helms Bakery on Washington Boulevard; discussed the architectural significance of the structures; indicated that they are embedded deeply in concrete and cannot be easily relocated without compromising their structural integrity; and recommended that the kiosk for that location be moved to the south side of Washington Boulevard.

Meg Sullivan echoed Mr. Morrical's concern regarding Site 12 and the potential removal of the historic Sussman Prezja bench associated with the Arts District bus stop structure; discussed character and continuity of the area noting that the bench and associated district gateway structures were designed by the same team responsible for the graphic design of the 1984 Los Angeles Olympics; reported providing an image for the City Council to

see while she was speaking; she urged the City Council to select an alternative site so that the bench could remain in place; and encouraged the City to act consistently with their recognition of May as Historic Preservation Month.

Eric Shabsis, IKE Smart City, discussed extensive outreach conducted in connection with the siting plan; indicated presenting before the BPAC and receiving feedback; noted that they had understood City intent to remove the Arts District bench independent of the kiosk installation; and he reported that both the Helms Bakery District and neighboring businesses were supportive of Site 12.

Darrell Menthe, Downtown Business Association (DBA), expressed support for the proposed downtown kiosk siting locations; characterized the downtown placements as largely intuitive and well-chosen; and urged the City Council to ensure that the Economic Development Department is adequately resourced to operate the public-facing content component of the program.

Discussion ensued between staff and Council Members regarding Site 12 and the historic Arts District bench; flexibility to modify the sites; clarification that the bench is not currently within the scope of any planned maintenance or rehabilitation; the ability of the City Council to substitute an alternative site if desired; engagement of the BPAC with the item on two occasions, with IKE representatives attending those meetings and receiving extensive Committee input; and individual review of the proposed locations at the October 15 community meeting with a BPAC member in attendance.

Additional discussion ensued between staff and Council Members regarding process history; lack of direction to do a separate presentation to the BPAC; availability of site plan information posted on the website; exploration of providers or formats other than IKE; response received to the issuance of a Request for Information (RFI); siting information available to the public for several months; risk of disrupting the budget implementation with a BPAC referral; continued concern regarding the ceding of public right-of-way space to private commercial interests; the late hour for consideration of the item as potentially discouraging public comment; support for obtaining more formalized BPAC input on the safety implications of the proposed sites; BPAC participation in the process; a suggestion to refer the siting plan to BPAC prior to final approval, in light of the 20-year duration of the siting commitment; the extent of previous BPAC consideration of the item; previous deliberation

and approval of the program; the current discussion about sites; approval of the item as a condition for Jubilo Village; clarification that the BPAC discussion is not a process question because it was not City Council direction; consideration of bus shelters; programs and possibilities; budget timeline implications of any delay; agenda publication deadlines; the implementation timeline for Phase One; and support for moving the item forward consistent with budget requirements.

Further discussion ensued between staff and Council Members regarding removal or relocation of Site 12; staff willingness to explore relocating the kiosk to the south side of Washington Boulevard to preserve the bench; the need to confirm feasibility by IKE through an engineering review; the intent of the map to show different kiosks in different districts; the need for input from the BPAC for a potential re-siting; and use of Site 24 at Washington and La Cienega in the Arts District as an alternative.

Vice Mayor Fish indicated he would abstain from the vote given his desire for formal BPAC review of the final siting decision.

MOVED BY COUNCILMEMBER VERA AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL: APPROVE THE SITING PLAN FOR THE IMPLEMENTATION OF AN INTERACTIVE DIGITAL KIOSK PROGRAM INCLUDING COMMERCIAL ADVERTISING ALONG CITY SIDEWALKS AND IN THE PUBLIC RIGHT-OF-WAY, WITH DIRECTION TO STAFF TO EXPLORE RELOCATION OF SITE 12 TO THE SOUTH SIDE OF WASHINGTON BOULEVARD AND, IF INFEASIBLE, TO REPLACE SITE 12 WITH SITE 24 AT WASHINGTON AND LA CIENEGA.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Heather Baker, City Attorney, noted for the record that abstentions do not count as votes.

Discussion ensued between staff and Council Members regarding staff agreement to continue to work with BPAC to obtain input on the siting plan outside of the formal approval process and return to the City Council with additional information while moving forward.

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Public Comment - Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Radoslaw Warner discussed being required to sign the contract with Urban Alchemy without having the opportunity to read it or receive a copy of the document despite repeated requests; indicated that she had been informed she was out of compliance with the program for asking questions about it; requested assistance in obtaining a copy of the contract; discussed her compliance with demands; and asked the City Council for help in ensuring she could remain safely housed.

Odis Jones, City Manager, affirmed that staff would work to ensure Ms. Warner's safety.

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Items from Council Members (Continued)

Council Member Vera asked that the meeting be adjourned in memory of David Hopkins who worked for Public Works for 32 years.

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Council Member Requests to Agendize Future Items

Mayor Puza received unanimous consensus to agendize consideration of restarting the program to provide bus transportation from Culver City to the Hollywood Bowl.

The following item was agreed upon for placement a future agenda:

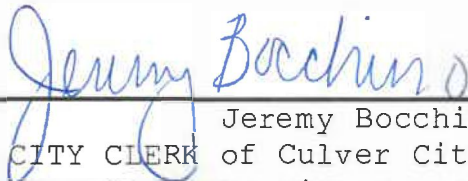
- Explore reinstating a bus from the Culver City Mall to the Hollywood Bowl (Puza)

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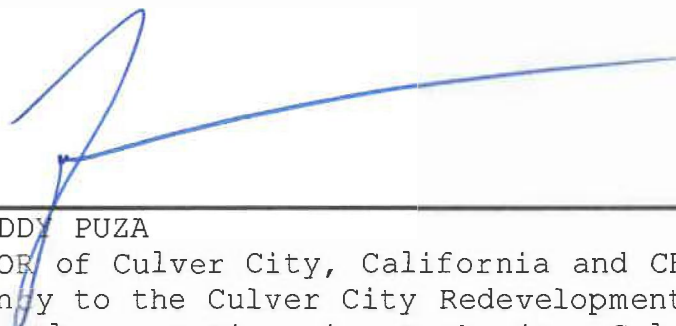
Adjournment

There being no further business, at 11:42 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, Culver City Public Finance Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of David Hopkins to a regular meeting to be held on May 26, 2026.

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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, Culver City Parking
Authority, Culver City Public Finance Authority Board, and
Culver City Housing Authority Board
Culver City, California



FREDDY PUZA
MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board,
Redevelopment Financing Authority, Culver City Housing
Authority Board, Culver City Parking Authority, and Culver
City Public Finance Authority Board

Date: May 26, 2026