

OFFICIAL MINUTES

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

April 28, 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, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:37 p.m. in Mike Balkman Council Chambers at Culver 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 Fish joined the meeting at 5:52 p.m.

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**Closed Session**

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, reported no requests to speak.

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MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY, FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

At 5:39 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority, 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: Significant Exposure to Litigation (1 Item)  
Pursuant to Government Code Section 54956.9(d) (2)

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**CS-2** CC - Conference with Legal Counsel - Existing Litigation  
Re: WCAB Case No. ADJ11316731; ADJ12046612; ADJ11622236  
Case No. B342399 (LACSC Case No. 23STCP03833)  
Pursuant to Government Code Section 54956.9(d) (1)

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**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 City Council meeting at 7:15 p.m. for Recognition Presentations with all Council Members present.

Item R-1

**CC - Presentation of a Certificate of Recognition to Kaizuka Sister City Chairman Toshiharu Terada in Honor of the 60<sup>th</sup>**

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**Anniversary of the Kaizuka, Japan-Culver City Sister City Relationship**

Mayor O'Brien presented a Certificate of Recognition to Kaizuka Sister City Chairman Toshiharu Terada in honor of the 60<sup>th</sup> Anniversary of the Kaizuka, Japan-Culver City Sister City Relationship.

Toshiharu Terada, Kaizuka Sister City Chairman, presented a gift to Culver City; thanked Culver City for the invitation to the 60<sup>th</sup> Anniversary Celebration; and discussed the long-standing friendship and partnership.

Mayor O'Brien presented a gift to Kaizuka Sister City Chairman Toshiharu Terada in honor of the 60<sup>th</sup> Anniversary of the Kaizuka, Japan-Culver City Sister City Relationship.

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Item R-2

**CC - Presentation of a Proclamation Designating May 2025 as National Bike Month in Culver City**

Council Member Fish presented the proclamation designating May 2025 as National Bike Month in Culver City.

Jim Shanman expressed appreciation for the proclamation and for support from Culver City; announced a Learn to Ride workshop on May 2 with more information available on [ccwalkandroll.com/ride](http://ccwalkandroll.com/ride); and discussed National Bike to School Day on May 7.

Mary Daval thanked Culver City for the proclamation noting that she would have announcements about upcoming activities under Public Comment - Items NOT On the Agenda.

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Item R-3

**CC - Presentation of a Proclamation Designating May 2025 as Small Business Month in Culver City**

Council Member McMorris presented the proclamation designating May 2025 as Small Business Month in Culver City.

Ed Wolkowicz, Culver City Chamber of Commerce, noted that the majority of businesses in Culver City were small, resident-owned businesses; discussed the close nexus between the small businesses and Culver City; and he expressed appreciation for the recognition on behalf of the small businesses.

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### **Regular Session**

Mayor O'Brien reconvened the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:35 p.m. in the Mike Balkman Council Chambers at City Hall with all Council Members present.

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### **Pledge of Allegiance**

Mayor O'Brien led the Pledge of Allegiance.

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### **Closed Session Report**

Mayor O'Brien indicated nothing to report out of Closed Session.

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### **Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

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

T'Ana Allen, Deputy City Clerk, announced that the annual recruitment period for Commissions, Boards, and Committees (CBCs) had begun on April 1 with applications accepted through May 12; she discussed vacancies on CBCs; important dates; and indicated that additional information was available at [culvercity.org/serve](http://culvercity.org/serve).

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Andrew Bellante, Culver City Police Department (CCPD) Captain, introduced two new police officers and he thanked the City Council for their ongoing support.

Francisca Castillo, Recreation and Community Services Manager, discussed the City's Age-Friendly Action Planning and Networking event; goals; community partners; and she expressed gratitude to the City Council, the City Manager, and the Subcommittee for their support.

Mayor O'Brien indicated that he and Vice Mayor Puza had gotten a lot out of the experience.

Council Member Fish expressed appreciation to Jim Shanman, Walk and Rollers, and the Culver City Special Events Team for their successful Elenda Earth Day event; discussed shaking up routines and reimagining what Culver City could look like; he commended the Housing and Human Services Department on the second annual Mental Health Wellness Resource Fair; discussed the Mobile Crisis Team (MCT); EnviroFest on May 3 in Vets Park; the Mothers' Day Tea on May 10 at Veterans Memorial; the Fentanyl Awareness Forum at the Culver City Parks and Recreation Center on April 29; and he encouraged everyone to apply for a position on a CBC by May 12 noting the importance of new voices and new ideas, with information available at [culvercity.org](http://culvercity.org).

Council Member McMorris wished a Happy Cowboy Carter Day to her fellow Beehive members; noted that April was Autism Acceptance Month as well as Sexual Assault Awareness Month and National Minority Health Month; she indicated that she would be providing welcoming remarks at the Fentanyl Awareness Forum at the Culver City Parks and Recreation Center on April 29; discussed Propaganda and the Prison Industry hosted by the Village Well Bookstore on April 29; EnviroFest on May 3 at the Wende Museum; the LA-based Springcoming event for Historically Black Colleges and Universities at Culver City Park; and she wished a Happy Mother's Day to all the Culver City moms and mother figures.

Council Member Vera acknowledged Jim Clarke and he thanked the City and all involved in the Wellness Fair including Candance Pilgram Simmons.

Vice Mayor Puza discussed Independent Bookstore Day and National Lesbian Visibility Day on April 26; reported attending the Wellness Fair noting that the contact number for the MCT is (310) 253-5770; and he announced the L.A. County Fair from May 2 through May 26 at Fairplex in Pomona.

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Mayor O'Brien reported attending many of the events previously referenced; discussed the Amazon Sellers in our Community event; and he announced the Culver City Car Show on May 10.

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**Joint Public Comment - Items NOT on the Agenda**

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, read the City Council statement regarding hate speech.

The following members of the public addressed the City Council:

Eli Glad asked the City Council to agendaize consideration of an off-cycle City sponsorship for an AM Radio event; acknowledged that grant funds had already been allocated; and indicated that he was seeking the marketing benefits that come with sponsorship.

Jamie Wallace announced that everyone was invited to attend a May Day Strong gathering planned for May 1 at 4:00 p.m. in front of City Hall with additional information available at [maydaystrong.org](http://maydaystrong.org).

Mary Daval, Bike Culver City, announced Bike Month activities noting that additional information was available through social media platforms; discussed Bike to the Future and the Bike Culver City Book Club on May 10; National Bike to Work Week May 12-16; Bike to Work Day on May 15; the monthly Handlebar Happy Hour on May 12 at L.A. Ale Works; and the Ride to Bicrowave on May 29.

Harry Payne was called to speak but was not present in person or online.

Spencer Starr was called to speak but was not present in person or online.

Mark Herscovitz expressed concern with the fiscal impact of the Jubilo Village Project on the City; discussed the recent declaration of a fiscal emergency by the City Council; the current negative budget; and he asked that Jubilo Village be removed from the budget to save Culver City.

Melissa Sanders echoed comments from the previous speaker; discussed the \$16 million project that does not specifically benefit Culver City; putting Culver City at financial risk; spending by CCUSD (Culver City Unified School District); she asserted that Council Members were elected to do what is best for Culver City; discussed the pet project to rebuild a church; expressed appreciation that the City fixed the Elenda sidewalks; and she asked that the City Council not be fiscally irresponsible and instead focus on what could really be accomplished with \$16 million such as fixing the parks.

Candance Pilgram-Simmons, All That and More, invited everyone to celebrate 15 years at the Culver City location from May 12-17; thanked the Economic Development team for the Spring Marketplace at Culver City Steps; discussed events that connect and build community; appreciation for the removal of barriers to participation; the increase in sales tax on April 1, 2025; the proposed new sales tax; recent efforts by Culver City to support unhoused services; and she asked for additional support for small businesses.

Vice Mayor Puza discussed various programs that the Economic Development Subcommittee is working on to support small businesses.

Judi Sherman indicated that her comments for the Fox Hills Specific Plan would be saved for Item A-2; discussed over development and the exploitation of Fox Hills to build as much housing as possible; inequitable distribution of the 3,341 units Culver City must build by 2029; ignoring concerns expressed by community members about the 100 units per acre density designation that resulted in 3,000 units proposed for the south side of Slauson; lack of fairness by not placing the item on an agenda despite repeated requests; lack of action regarding equitable distribution of housing; obvious favoring of certain neighborhoods; input regarding the General Plan; she asserted that Fox Hills residents were not NIMBYs (Not In My Back Yard); she hoped that Vice Mayor Puza and Council Member McMorris would not recuse themselves from the Fox Hills Specific Plan; discussed partiality; equitable distribution; campaign funds from developers received by Mayor O'Brien and Council Member Vera; and she stated that recusing was a cop out.

Jim Shanman, Safe Routes to School Coordinator, expressed appreciation for the unanimous support of the Elenda Earth Day Celebration last week; discussed lessons learned; the survey to receive general feedback; support of walk and bike to school

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efforts by Culver City; and he hoped that they could do it again.

David Metzler, Bike Culver City, provided background on the organization; expressed support for a monthly Elenda event; was looking forward to seeing data on the MOVE Culver City project through downtown on Washington Boulevard; discussed data received during the first phase of the project; data still being collected but not shared with the public; pedestrian, cyclist, and vehicle counts; vehicle speeds; the two fatalities in under 12 months; lowering vehicle speed; and looking at ways to make Culver City safer.

Mayor O'Brien asked that staff check on the progress of the data.

Ken Palmer was called to speak but was not present in person or online.

Mariah Fontijn expressed appreciation for the proclamation of April as Arab American month; asked the City Council to agendize consideration of a resolution calling for an immediate and comprehensive ceasefire in Gaza and ending any form of material, financial, or symbolic support Culver City may be providing to the ongoing genocide and ethnic cleansing of the Palestinian people; discussed the lack of any aid to Gaza in over two months; the World Food program; people being deliberately starved and bombed; breaking down systems of accountability; normalizing dehumanization; ignoring those suffering under oppression; standing on the right side of dignity, justice, and human rights everywhere; she asked that Culver City not be complicit in genocide abroad and authoritarianism at home; and she asserted that it was time for moral clarity.

Marci Baun echoed previous comments expressing concern about the Jubilo Village project; reported that people were bringing their dogs to play fetch at Veterans Park; stated that the Earth Day event on April 22 did not change traffic in her area; discussed her communication with Jim Shanman; understanding that different people have different situations; and concern with being elitist.

Myeta Perdomo was called to speak but was not present in person or online.

Steve Siegel discussed his concerns with Jubilo Village and anything that might add a lot of money to the City budget; the



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financial state of Los Angeles and Santa Monica; jobs needing to be eliminated in Los Angeles; he proposed creating an anti-bankruptcy committee; felt Culver City should generate revenue and minimize expenses; discussed increased construction costs; the need for a significant financial analysis by experts; the inadequate proposal to cut departments by 5%; and he did not want to see Culver City go bankrupt.

Ken Palmer was called to speak but was not able to unmute.

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### **Receipt and Filing of Correspondence**

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON APRIL 28, 2025.

T'Ana Allen, Deputy City Clerk, conducted another roll call to officially reflect that Council Member Fish was present.

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### **Order of the Agenda**

Consent Calendar Items C-3, C-6 and C-7 were considered separately.

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### **Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for April 5, 2025 to April 18, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR APRIL 5, 2025 TO APRIL 18, 2025.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on April 14, 2025**

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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 14, 2025.

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Item C-3

**HA - CONSENT ITEM: (1) Award of 42 Project-Based Vouchers to Community Corporation of Santa Monica for the Jubilo Village 95-Unit 100% Affordable New Construction Project; and (2) Approval of an Agreement to Enter into a Housing Assistance Payments Contract**

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Jamie Wallace discussed allocation of 42 vouchers to the project rather than to individual families; noted that HUD (Housing and Urban Development) was not in great shape; she felt it was likely that the vouchers could be cut; asked about funding attempts and funding the remaining vouchers; discussed the need for a contingency fund for building and materials; lack of clarity and certainty as red flags with the project; acknowledged merits of the project; she asserted that the predicament of the church was not Culver City's problem; and she wanted guarantees that Culver City would not step in.

Jeaninne Wisnosky Stehlin was called to speak but was not present in Council Chambers or online.

Mario Washington was called to speak but was not present in Council Chambers or online.

Mark Herscovitz did not agree with awarding the 42 vouchers to the Jubilo Village project; asserted that the project did not have a real budget noting that the \$16 million loan was undervalued; discussed concern that Culver City would be committed to providing additional money to help complete the project; noted that Culver City would not have any more vouchers for the next 20 years; expressed concern that there are no provisions that units would go to Culver City residents or citizens; he felt that CCSM (Community Corporation of Santa Monica) could not be trusted; discussed concern with statements

made at the Town Hall meeting at the church that the project was shovel-ready and completely funded; and he expressed strong opposition to City support of the project.

Melissa Sanders echoed comments made by the previous speaker; expressed concern with giving all of Culver City's vouchers for the next 20 years to one project; discussed lack of a guarantee that the project would help Culver City residents; actual intent; and she asked the City Council to figure out a better way.

Edward Park provided background on himself; discussed the financial commitment of Culver City to Jubilo City; development of the working budget in 2024; recent increases to construction costs due to the fires in January; per unit costs; the need to update the project budget; staff and consultant observation at the March 11, 2025 City Council meeting that CCSM spent project funds above what is customary; the staff and consultant suggestion that the City loan be treated as gifts since affordable housing costs are rarely paid back in California; lack of response from the City Council to concerns expressed by staff; public perception vs. reality; state funding; lack of a requirement that any units go to the Culver City community; potential Homekey funding that requires people with mental or substance abuse problems to be housed at Jubilo Village; and he felt that if Culver City money is used, residents should understand what they are paying for.

Steve Siegel asserted that 80-90% of residents did not want Jubilo Village; discussed representing constituent interests; concern that Culver City cannot afford the project; conflicts of interest; concern that certain Council Members should recuse themselves; the suggestion to use funds from selling the gun shop; the need for revenue producing sites; use of a financial analyst to examine the site; overcrowding of schools; and he asked that the City Council reconsider the project that would hurt Culver City.

Marci Baun did not support giving all of the 42 Section 8 vouchers to Jubilo Village; discussed increased construction costs; concern with being stuck with providing even more than \$16 million and bankrupting Culver City; and she asked that the City Council consider the matter very seriously.

Disa Lindgren thanked staff and Council Members who have supported the proposed project; discussed the Project-Based Vouchers (PBVs) that are vital to the viability of the project;

misinformation; different interests and different priorities; and she commended Council Members for voting for Item C-3.

Ken Palmer provided background on himself; discussed Council Member prioritization of residents, schools, businesses, and the community; concern with giving money to a landowner seeking to improve their property with no benefit to Culver City; lack of benefits to housed or un-housed residents; concern with a loss of vouchers and resources from taxpayer dollars; and he asked the City Council not to support the project.

Jeannine Wisnosky Stehlin discussed the number of people opposing the project; informed residents; lack of fiscal responsibility; locking up 70% of Culver City's Section 8 housing for 20 years; other projects that would not be able to use any vouchers; concern with lack of priority for Culver City residents; children in Culver City schools that will not be able to afford to live in Culver City; ensuring that limited resources are allocated wisely and fairly; and she asked that all of the vouchers not be allocated to Jubilo Village.

Tevis Barnes, Housing and Human Services Director and Assistant Director of the Housing Authority, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that there would be no more vouchers to give to the Entertainment Community Fund; the definition of a shovel-ready project; the other entity that applied for the PBVs; the importance of having site control; project completion within a specific time period; staying within the confines of the agenda item; the feeling that Jubilo Village could move forward once the financing is secured; fiscal discipline and responsibility; earmarking money that the City does not have; fiscal insolvency; raising taxes; difficulties for HUD; lack of fiscal stability for the project; placement into Jubilo Village; history of the project; funding sources that required removal of the original residency preference asked for by Culver City when \$4 million was granted to the project; the Affirmative Outreach Campaign by the developer; providing technical assistance; updated construction costs; the recent matter of tariffs; the importance of practicing fiscal responsibility and discipline; capitalizing on the tax before the county or Metro does; misinformation; and differing priorities.

Additional discussion ensued between staff and Council Members regarding the fact that the money can only be awarded if the

project is completed; the RFP (Request for Proposals) that offered up to 50 vouchers; the application from CCSM for 42 vouchers; number of unhoused households served; amount of subsidies; the allowance by HUD that 114 of the vouchers be tenant-based if budget authority is granted by HUD; the budget authority granted by HUD for up to 50 PBVs; and contingencies built into the budget for Jubilo Village.

Disa Lindgren reported that CCSM and church representatives have pre-construction weekly meetings; discussed re-working of the budget to allow for a significant increase in the contingency; and confidence that the project can be built.

Further discussion ensued between staff and Council Members regarding \$4 million already committed by Culver City; disbursement of \$4 million in June; placement of funds into a restricted reserve within the General Fund; land value of the Virginia lot; support for the item as the award is contingent on project completion; and agreement with budget concerns.

THAT THE CITY COUNCIL:

1. AWARD 42 PROJECT-BASED VOUCHERS TO COMMUNITY CORPORATION OF SANTA MONICA (CCSM) FOR THE JUBILO VILLAGE 95-UNIT 100% AFFORDABLE NEW CONSTRUCTION PROJECT; AND,
2. APPROVE ENTERING INTO AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT WITH CCMC; AND,
3. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO PREPARE/REVIEW THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER/HOUSING AUTHORITY EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for the Sewer User's Service Charge, (2) Declaring the Intention to Order the Sewer User's Service Charge for Fiscal Year 2025/2026, and (3) Setting the Date, Time, and Place for Public Hearing**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE SEWER USER'S SERVICE CHARGE, (2)

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DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2025/2026, AND (3) SETTING THE PUBLIC HEARING FOR JUNE 23, 2025.

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Item C-5

**CC - (1) Approval of an Agreement with UKG Kronos Systems, LLC to Provide an Online, Cloud-Based Timekeeping, Scheduling, and Attendance Management Software as a Solution (SaaS) For a Total Amount Not-to-Exceed \$513,000 over Five Years; and (2) Authorization to the City Manager to Approve Expenditures to UKG Kronos Systems, LLC in an Annual Amount Not-To-Exceed \$97,000 Allowing for an Increase of Five Percent for Annual Renewals after the Initial Five Year-Term at the Sole Discretion of the City**

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH UKG KRONOS SYSTEMS, LLC TO PROVIDE AN ONLINE, CLOUD-HOSTED TIMEKEEPING SYSTEM TO REPLACE THE CURRENT TIMEKEEPING SYSTEM IN AN AMOUNT NOT-TO-EXCEED \$513,000 OVER FIVE YEARS; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE EXPENDITURES TO UKG KRONOS SYSTEMS, LLC IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$97,000 ALLOWING FOR AN INCREASE OF FIVE PERCENT FOR ANNUAL RENEWALS AFTER THE INITIAL FIVE YEAR-TERM AT THE SOLE DISCRETION OF THE CITY; 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-6

**CC - (1) Adoption of a Resolution Approving the Amended Executive Compensation Plan to Update Executive Management Positions retroactively to July 1, 2023; and (2) Adoption of a Resolution Approving the Amended Salary Schedule to Include Updated Executive Management Positions in the Executive Management Compensation Plan Effective May 5, 2025**

Responding to inquiry from Council Member McMorris, Dana Anderson, Human Resources Director, clarified that the item was not part of the Classification and Compensation Study; discussed updated calculations for the study; compliance with the California Public Employee Retirement System (CALERS); and updating titles retroactively.

Discussion ensued between staff and Council Members regarding incentives for employees to work in alternative methods; inclusion of other salary incentives; retirement; health benefits; use of appropriate titles for CALPERS purposes; executive positions; and other compensation strategies.

THAT THE CITY COUNCIL:

1. ADOPT THE RESOLUTION APPROVING THE AMENDED EXECUTIVE COMPENSATION PLAN TO INCLUDE UPDATED EXECUTIVE MANAGEMENT POSITIONS RETROACTIVE TO JULY 1, 2023.

2. ADOPT THE RESOLUTION APPROVING THE AMENDED SALARY SCHEDULE TO INCLUDE UPDATED EXECUTIVE MANAGEMENT POSITIONS IN THE EXECUTIVE COMPENSATION PLAN EFFECTIVE MAY 5, 2025.

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Item C-7

**CC - (1) Award of an In-Kind Off-Cycle Special Event Grant in the Amount of \$1,000 to Artificial Intelligence Los Angeles (AI LA) for their AI On The Lot Event; and (2) Designation of the Event as City Sponsored**

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Philip Lelyveld expressed support for the AI On The Lot event; provided background on the organization; and he hoped that the City Council would support the item.

Todd Terrazas, AI LA, indicated that the non-profit had been around for nine years; discussed building community; education; making an economic development play for Culver City; supporting small businesses; uplifting and upskilling the next generation in Los Angeles; tax incentives; and bringing more work back to the region.

Paul Debevec spoke in support of the AI LA event and hoped that City Council would consider funding the initiative.

THAT THE CITY COUNCIL:

1. AWARD AN IN-KIND, OFF-CYCLE SPECIAL EVENTS GRANT IN THE AMOUNT OF \$1,000 IN CITY STAFF TIME TO ARTIFICIAL INTELLIGENCE LOS ANGELES FOR THE AI ON THE LOT EVENT; AND,

2. DESIGNATE THE ARTIFICIAL INTELLIGENCE LOS ANGELES AI ON THE LOT EVENT AS CITY-SPONSORED.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2 AND C-4 THROUGH C-7.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEM C-3.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, MCMORRIN, O'BRIEN, PUZA

NOES: VERA

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### **Public Hearing Items**

Item PH-1

**CC - Introduction of an Ordinance Approving City-Initiated Zoning Code Amendment (P2025-0012-ZCA) Amending Culver City Municipal Code (CCMC) Title 17 Zoning Code, Section 17.400.095 Residential Uses - Accessory Dwelling Units to Clarify and Update Existing Code Sections to Conform to State Accessory Dwelling Unit Law**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

William Kavadas, Assistant Planner, provided a summary of the material of record.



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Discussion ensued between staff and Council Members regarding the Senate Bill that allows up to eight ADUs (Accessory Dwelling Units) on multi-family lots; existing multi-family developments; the intent of the bill; allowing increased development where possible; single family lots; and maximum allowable development per designation.

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

Mayor O'Brien invited public comment.

Chris Skeens and Myeta Perdomo were called to speak but were not present in Council Chambers or online.

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 VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2025-0012-ZCA AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17 ZONING CODE, SECTION 17.400.095 RESIDENTIAL USES - ACCESSORY DWELLING UNITS TO CLARIFY AND UPDATE EXISTING CODE SECTIONS TO CONFORM TO STATE ACCESSORY DWELLING UNIT LAW.

Vice Mayor Puza exited the dais.

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Item PH-2

**CC - Adoption of a Resolution Approving and Adopting the Comprehensive Fee Schedule for Fiscal Year 2025-2026**

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Lisa Soghor, Chief Finance Officer, provided a summary of the material of record.

Vice Mayor Puza returned to the dais.

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

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, indicated that no public comment had been received.

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

Discussion ensued between staff and Council Members regarding methods for communication of fees; dead animal removal; adoption of the comprehensive schedule; information available in different areas of the Culver City website; ensuring that fees are updated in different areas; concern with discouraging people from reporting a dead animal; ensuring people know that they will be charged; staff discretion; alternative options; subsidies built into certain fees; upcoming consideration of reconfiguring parks fees based on an updated analysis of costs for service; development of a methodology to look at subsidy depending upon the kind of fee; listed subsidies; fees eligible for a CPI; inflation; fees mandated by the state; City Council review of subsidized fees; annual review of fees to provide an opportunity to address issues; looking at getting on a regular review schedule; parking costs; conducting a rate study for the parking structures; cost of services; parking violations; and ensuring alignment with neighboring jurisdictions.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING AND ADOPTING THE COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2025-2026.

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#### **Action Items**

Item A-1

**CC - (1) Discussion of City Sponsorship of the New Zealand Hospitality House and Fan Zone in Town Plaza during the 2028 Olympics; (2) (If Desired) Designation of the New Zealand Hospitality House and Fan Zone as a City-Sponsored Event and Approval of a Memorandum of Understanding and other Related Agreements with the New Zealand Olympic Committee for Exclusive Use of Town Plaza during the 2028 Olympics for such Event; and (3) Direction to the City Manager as Deemed Appropriate**

Edgar Varela, Special Events Manager, provided a summary of the material of record.

Tim Dodd, New Zealand Olympic Committee (NZOC) and owner of Sweetflower, provided background on himself; discussed culture; the tradition of hospitality, kindness, and care for others; mutual opportunity; creating a free Olympic Hospitality Center; the commitment to provide a free house that is open to the public; the experience in Paris; the reach of New Zealand; social media engagement; standards for culture, engagement, and connection; creation of a vibrant New Zealand precinct centered around the Culver Steps and the Plaza; putting Culver City on the world stage; showcasing what makes Culver City special; and he presented a video capturing the spirit of what they hope to bring to Culver City in 2028.

Nicki Nicol, NZOC, shared warm greetings from New Zealand in her native language and thanked the City for the opportunity to present; discussed their vision for a collaboration with Culver City at the Culver Steps; values of culture and manaaki; celebration of the diverse group of athletes; New Zealand's place in the Olympic world; gender equity and integration; success on social media; the opportunity for Culver City; and the driver for having a Hospitality House.

Sharon van Gulik, NZOC, discussed New Zealand Hospitality House hosting and events in Paris; use of volunteers; sharing culture with the world; and education programs.

Nicki Nicol, NZOC, discussed team size and entourage; friends and family that will travel to the greater Los Angeles region; impact and reach; deep Kiwi connections across the community; potential collaboration in the Plaza; she presented renderings of the Plaza reflecting a hub for community activations with a public fan zone; open air spaces that are free to everyone; and installations to showcase New Zealand culture and customs that could be left behind as a remembrance of the partnership.

Sharon van Gulik, NZOC, discussed adjacent spaces to show the New Zealand feeds for those who do not have access to tickets; programmable space for travelling friends and family; creating an outdoor club area for those who have helped and supported the team; partnership with the Laurel Grill and the Culver Theater; potential events at the main lawn of Amazon; activating a precinct around open space that everyone can share; and co-creating community showcase and activation space.

Discussion ensued between NZOC representatives, staff, and Council Members regarding appreciation for the diverse and progressive city; the unique space and position within the Olympic domain; the valuable space; immigrant populations from all over the world; willingness to collaborate with others who may want to share the space; representing a wide swath of people; the tight Olympic community; the small number of Olympic participants who have an Olympic House; being able to meet each other's objective; the process for soliciting other proposals; interest in the Olympic community; interest expressed by other countries; comparing proposals; clarification on what is provided by the NZOC; monetary value of what is provided; cost for open streets and traffic control; the rough estimate; other countries that have reached out to Culver City about specific venues; the central location and proximity to sporting venues; and organizations with special event expertise scouting sites.

Council Member Vera expressed apologies to Mr. Todd for missing his email.

Additional discussion ensued between NZOC representatives, staff, and Council Members regarding appreciation to the NZOC for choosing Culver City; acknowledgement of the wonderful opportunity; the idea developed outside of the Olympic Subcommittee; City Council direction on how to proceed; responsibility for marketing and communication; having programmable events before the prime time for activities; Hospitality Houses as a large part of the Olympic experience; the dedicated app; use of the Culver Hotel as the base outside of the Olympic Village; community engagement created in the environment; media partners; and funding allocation in the fiscal year that the event occurs.

Further discussion ensued between NZOC representatives, staff, and Council Members regarding scale and scope of the proposed Olympic House in relation to other countries; other countries looking at venues in Culver City; creating a larger destination; ticketed houses; and the small house at the Australian embassy.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Jim Clarke, Culver City Arts Foundation, spoke on behalf of the Board to express excitement and urge the City Council to approve an MOU (Memorandum of Understanding) with the New Zealand Olympic Delegation; he felt the project would bring visitors and great recognition to Culver City and expected to exceed the number of visitors in Paris; encouraged the City to welcome any other interested countries to bring their visitors along with them; he liked that the project was not tied to the LA28 Olympic Committee; discussed waiting to coordinate with LA28; moving forward with things that do not conflict with LA28; and he indicated that the Foundation was interested in helping in any way they could.

Darrel Menthe, Culver City Downtown Business Association, was excited to support the partnership; discussed the impressive business proposal being put forward by the NZOC; the 19 day festival that is open and free to the public; extending the Olympic zone beyond the Plaza; street closures; the generational opportunity; the monument to the 1932 Olympics at the Helms Bakery; and diversity and universality of the Olympic process.

Jeannine Wisnosky Stehlin discussed the opportunity for Culver City; the excitement of meeting people from all over the world; hosting New Zealand House as being the true global hub of connection and culture and pride; unity, strength, and warmth; people coming from all over to experience the sights, sounds, and experience of New Zealand and Culver City; benefits to local business; fan zones as boosting economics, creating lifelong memories, and turning cities into global destinations; and she asked Culver City to welcome New Zealand.

Jamie Wallace noted that she had missed the 1984 Olympics; acknowledged the incredible opportunity for Culver City that would cost money; discussed the probable return on the investment; and she expressed support for the partnership.

Myeta Perdomo was called to speak but was not present in Council Chambers or online.

Discussion ensued between staff and Council Members regarding appreciation for the NZOC presentation; communication with LA28; the Hospitality House concept; engagement with other nations;

work by Economic Development; potential venues; the convening of Mayors led by Mayor Bass; being proactive; the well-developed process; revenue and business generation; showcasing Culver City in a different way than the venue cities; cost; increased CCPD costs during the Olympics whether there is a Hospitality House or not; New Zealand as a top nation; competition for venues; and support for having staff work on an MOU with NZOC.

Additional discussion ensued between staff and Council Members regarding appreciation for all of the work that has gone into the proposal; excitement for work with NZOC and the proposed partnerships with local businesses; appreciation for the free public event that is open for everyone; the plan to have a no-build Olympics and a car-free transit-first games; estimates regarding the number of people that will be coming to the region; money required to move forward; opening the event to additional programming and other countries; showcasing diversity; inviting other Olympic committees to participate; cost estimates that do not include street closures; the opportunity to activate community engagement; showcasing New Zealand and the broad diversity of cultures and nationalities that make Culver City a special place; looking at what New Zealand is offering and whether NZOC would be helping with the cost of the event; and support for having the subcommittee work out details.

Further discussion ensued between staff and Council Members regarding support for ideas and activations in the proposal presented; concern with not utilizing the Olympic Subcommittee and a potential exclusionary aspect of other entities or countries not being able to access the space; lack of an open process to invite people to engage with Culver City; the importance of transparency and processes; support for Subcommittee consideration of working out details; the fact that people will come to Culver City whether there is a Hospitality House or not; concern with approaching the matter from a space of scarcity; and moving forward with a thoughtful process.

Additional discussion ensued between staff and Council Members regarding the once in a lifetime opportunity; potential revenue and opportunities to build the profile of Culver City; and potential sponsorships and partnerships with businesses.

Responding to inquiry, Nicki Nicol, NZOC, discussed their need for certainty in the near future as to whether Culver City is an option; the MOU as an opportunity to explore concepts and the economic assessment; and moving the process forward.

Further discussion ensued between NZOC representatives, staff, and Council Members regarding openness to learning more about options; commitment of funds with an MOU; commitment to provide a service; the ability to find other ways to support the costs that would be borne; the investment made by NZOC to provide screens and outdoor furnishings as well as cultural entertainment; Culver City programming of the space; inclusion of smaller countries in the programming; inclusion of the Subcommittee; the goal for a free and open event and process; direction to staff to work with the Subcommittee and the NZOC on an MOU to return to the City Council for consideration; adding a line item to reflect what NZOC is paying for; outreach to other Olympic communities; looking at how to accommodate other cultural events; ensuring that public monies represent the diversity of Culver City; concern that New Zealand having authority over the space and the programming while Culver City provides the services could be exclusionary; concern with lack of access for other countries; and ensuring opportunities for other countries so they are not excluded.

Council Member Vera moved the staff recommendation.

Additional discussion ensued between staff and Council Members regarding the need to craft a motion to reflect what is being asked of staff; the request that staff bring back the MOU for negotiation by the Olympic Subcommittee; support for keeping the process open for outreach to other Olympic Committees who may want to participate; ensuring that cultures and diversity in Culver City are represented in programming; welcoming New Zealand to the extent that New Zealand welcomes others; support for the activation being open to other countries and to other cultural programming by Culver City; and looking at having the space supported by Culver City, hosted by New Zealand, but being an open slate performance venue with the potential for open streets.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO WORK WITH THE OLYMPIC SUBCOMMITTEE TO NEGOTIATE THE TERMS AND CONDITIONS OF AN MOU THAT WILL RETURN TO THE CITY COUNCIL WITH DIRECTION THAT THE MOU INCLUDE DIRECTION GIVEN.

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Item A-2

**CC - (1) Update on and Discussion of the Fox Hills Specific Plan;  
and (2) Direction to the City Manager as Deemed Appropriate**

Vice Mayor Puza indicated the need to recuse himself due to his residence being in Fox Hills.

Council Member McMorris indicated that she had been advised that she needed to recuse herself from the item noting that she did not agree and would be providing public comment.

Mark Muenzer, Planning Director, introduced the item.

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

Shruti Shankar, Studio 111, discussed Specific Plan goals and the timeline; community engagement and input; alternatives to be presented at the summer workshop; feedback received; creating new connections for a more walkable neighborhood; parks and public amenities; the update presented to the Planning Commission on April 9; and Planning Commission recommendations.

Discussion ensued between staff and Council Members regarding options available to the City Council; reducing vs. increasing density; the General Plan as guiding the process; implications of revisiting the densities; consistency with the adopted Housing Element; flexibility with building design and massing; form-based zoning; a suggestion to explore the removal of density limits with reliance on other types of restrictions including setbacks, height limits, and unit size; facilitating the creation of more units; different ways to increase density; building step-backs; limiting building mass; varied rooflines and façades; providing a consistent form for the buildings; design features; reduced impact of the building form with step-backs and a broken up façade; addressing the form of the building; pre-approved plans for ADUs; facilitation of housing production with pre-approved plans for larger housing types; size and scale of buildings; the need to get approval from HCD (Housing and Community Development) to decrease density; compliance with state law; communication with HCD staff; codification of design directives; and costs to add different architectural aspects and materials to a project.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:



Judi Sherman with one minute ceded by Deborah Wallace, discussed plans for shorter streets to increase connectivity; funding for the consultants to create the Specific Plan due to the high density being designated for south of Slauson; number of units proposed by developers so far; creation of a density problem instead of preventing, minimizing or equitably distributing density throughout Culver City; direction to the consultant to leave out density so far and gloss over density concerns; the high density designation as going against language in the Culver City zoning code; 6-8 story complexes going through the permitting process; being matter of fact about exploiting Fox Hills; hiring a consultant firm to look legitimate and address climate goals; perpetuating an assault on the Fox Hills community; she felt that the City Council was acting like puppets in the process; noted that Council Members could have asked about reducing density earlier in the process; observed that the matter had not been agendized; and she asserted that the City could not be trusted and lacked credibility when it came to Fox Hills.

Travis Morgan with one minute ceded by Karyn Marks, noted that Judi Sherman had expressed frustration by Fox Hills residents very well; he questioned why Council Members had been advised to recuse themselves; noted that the General Plan impacts everyone wherever they live and had been passed; pointed out that people elected to Congress were expected to represent their district; wanted to see Council Members allowed to vote on all other discussions of the topic; reported that HCD had not been informed that Fox Hills is an Historically Black Neighborhood when the Housing Element was approved; noted that current zoning code changes had not been approved; discussed concern with Affirmatively Fair Housing (AFH) lawsuits; repercussions of directing high density acreage to the only HBN in the City; the Metro study being done on the Sepulveda corridor; he proposed establishing a Transit Oriented District (TOD) to attract the Metro line to Culver City; and noted the need for a discussion with Metro to understand what would better incentivize the line coming through Culver City.

Discussion ensued between staff and Council Members regarding the basis for the recusals; FPPC (Fair Political Practices Commission) Regulations; the legal conflict of interest; the specific exception to Real Property Interests for General Plans that do not apply to Specific Plans; and the ability of Council Member McMorris to get an opinion from the FPPC.

Denise Neal echoed comments made by Travis Morgan; questioned the proximity of Fox Hills to the K Line; discussed incentives that a transit hub would bring to the area; affects to density if mixed-use housing is built; she requested a study on the water quality in Fox Hills Park; asked how many mixed-use housing projects would be built and where they would be located; proposed a regular circulator in Fox Hills to connect it to other areas of the City; and suggested a law enforcement substation in the area if density increases.

Yasmine-Imani McMorris provided background on herself; discussed the premise of her recusal from the matter as being based on her ability to materially benefit as a resident of Fox Hills; investing in the future of the community and its increased value; number of people that go through Fox Hills and live there; the benefit of a better plan for the community to the entire City; the Specific Plan that should have been folded into the original General Plan; instances where other Council Members have been forced to recuse themselves or instances when Council Members have voted on things when they have lived nearby or when they or family members have been impacted; and she asked that a vote be delayed until an official decision from the FPPC can be obtained as she felt that Fox Hills should not be deprived of representation by the first and second elected officials from the area.

Discussion ensued between staff and Council Members regarding clarification that the item requires direction, not a vote; the ability to seek an opinion from the FPPC since Council Member McMorris has requested it; agreement to delay the discussion until a decision can be received from the FPPC; grant funding through SCAG (Southern California Association of Governments); clarification that it would be up to Vice Mayor Puza to request an opinion for himself; and different circumstances for Council Member McMorris and Vice Mayor Puza.

Vice Mayor Puza and Council Member McMorris returned to the dais.

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Item A-3

**CC - (1) Update on and Discussion of the Development of the Hayden Tract Specific Plan; and (2) Direction to the City Manager as Deemed Appropriate**

Troy Evangelho, Planning and Development Director, provided a summary of the material of record.

Ashley Hoang, AECOM, provided a presentation on Specific Plan content; discussed buildings and land use; design standards to guide development; mobility, streets, and sidewalks; parks and public amenities; development standards; height alternatives; community outreach; the virtual open house and surveys for both projects; community feedback; concerns expressed; the timeline; and next steps.

Discussion ensued between staff and Council Members regarding height limits as the variable that is changing; comment from the Planning Commission; general support for looking into increased densities in the Hayden Tract; concern that increased density would not be used for housing; applicability for commercial uses; the need for further research; modifications to the zoning code; call outs to unsafe conditions and work to be done on mobility; increased setbacks with increased height for buildings along the Creek; examination of the interaction with the Creek as a component of the plan; engaging the Creek through new development along the edge; development that does not face the Creek or have usable open space that looks over the Creek; proximity of the Hayden Tract; creating open space and viewpoints on to the Creek; and Army Corps land.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Travis Morgan with one minute ceded by Karyn Marks, noted that the item provided a great opportunity to address the inequities in the Housing Element that have resulted in the south part of Culver City bearing the burden of all the high density housing whereas the north part has the best access to transit with the Expo Line; he encouraged the City Council to direct staff to explore densities, especially in the Hayden Tract; reported attending the Open House to address the Jefferson Strip and the Blackwelder part of Culver City but being told that it was not part of the scope of work; discussed the need for City Council direction to expand the scope of work; adjacency to the La Cienega Station; and designating the area as part of the TOD to create greater access and address inequities.

Denise Neal expressed agreement with the previous speaker about investigating whether the areas mentioned could qualify as a TOD; discussed the industrial area; the Transit Hub where

Washington and La Cienega meet with the buses; rerouting the 1C1 route to go by Whole Foods and Target; allowing for connectivity; she proposed putting a layover zone in front of Target to allow bus drivers a place to take a break and get a coffee; and she questioned whether soil analysis would be needed with a change from an industrial use to housing.

Discussion ensued between staff and Council Members regarding appreciation for comments received; support for the opportunity; feedback over several years from Fox Hills residents; the difficulty of downzoning; the housing crisis; the need to address inequities; the area in the Hayden Tract between the Creek and Easton Drive and Higuera Street; exploration of the higher height limit and increasing density to match the high density areas of Fox Hills; the high opportunity area; concerns regarding pollution from the Oil Field; addressing serious concerns raised by Fox Hills; putting in density without giving the community the means to accommodate it; parking management; the mandate of Los Angeles County to prohibit developments of 16 units or more from including parking in the cost of rent; the ability of renters to deny a parking spot and have a cheaper rent; creation of a parking management plan; likelihood of fewer people owning vehicles in the future; increased safety of Waymo; expansion of transit; sharing parking resources so that traffic is not increased when housing is built; the fact that the more parking is built, the more traffic is created; creation of a parking management plan; addressing dangerous streets; tight sidewalks on National; and matching densities and height limits in Fox Hills.

Additional discussion ensued between staff and Council Members regarding appreciation for the presentation, for community feedback, and for the opportunity to examine how equity is being employed; the virtual Open House option; comparisons of different areas in the City; creating opportunity to be more fair and to welcome neighbors across the entire City; putting lower density next to residential with higher density next to the Creek; support for increasing the height limit, evaluating density for parity, and welcoming neighbors into the Hayden Tract; utilizing data for mobility investment; being mindful about processes; working with neighbors; being transparent about issues being solved; ensuring that the community is safe; concern around fatalities; providing the opportunity to move around safely; the Parking Management Plan; and existing parking issues in Fox Hills before any of the new projects come online.

Further discussion ensued between staff and Council Members regarding the importance of community outreach and buy-in; being mindful of commercial elements; bringing revenue to the area; and ensuring a balance of housing and commercial.

Discussion ensued between staff and Council Members regarding support for exploring density in areas without residential; assessing existing mobility infrastructure; bringing balance to the process; the importance of parks and community gathering spaces; privately owned/publicly accessible parks; amenities that come along with development; access to the Creek, the Metro, and other parts of Culver City; support for park space on the former rail spur; and support for expansion of the Circulator.

Additional discussion ensued between staff and Council Members regarding agreement with previous comments to increase density; the spur; funding of government by taxes from the business community more than from property taxes; the importance of having a mix of business and residential development; caution against making it difficult for businesses to move in; incentivizing housing; decoupled parking; the unique opportunity to have more onsite parking and no street parking to provide more pedestrian space in the area; support for making the spur into a park space; inclusion of the Jefferson Corridor into the Specific Plan with Council direction next time; initial interest in the Jefferson Corridor due to the larger property size; mixed-use; Smiley/Blackwelder; comments regarding parking by the residents; examination of the Parking Management Plan as part of the Specific Plan; and looking at making Higuera into a cul-de-sac.

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Item A-4

**CC - Discussion and Direction to the City Manager on the Creation of a Local Housing Trust Fund (LHTF)**

Michael Bruckner, Assistant City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and information provided; interaction between local and regional Housing Trust Funds; consideration of having a Culver City Local Housing Trust Fund (LHTF) as other area cities do; local projects with a regional

component; TOT (Transient Occupancy Tax) revenues as a potential revenue source; lack of a short-term rental policy; impacts to the General Fund; offsetting existing expenses; TOT dollars programmed to fund existing services; reduction in services if TOT dollars are reallocated to a LHTF; paying for things out of the General Fund; clarification that the LHTF would be for the production of affordable housing, not for homeless services operating costs; land banks for affordable housing; and use of LHTF to acquire property or a building to be transitioned into affordable property.

Additional discussion ensued between staff and Council Members regarding clarification that once the money is allocated to the LHTF, it can only be used for affordable housing; grants or charitable contribution funds; one-time donations; eligible sources of funding for state-matching; linkage fees; local solution funds; Measure A; and feedback to the COG (Council of Governments) regarding the Culver City preference to allocate funding to mental health street-based services and interim housing.

Mayor O'Brien invited public input.

The following member of the public addressed the City Council:

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

Denise Neal asked how non-profits and hedge funds could work with local and regional funds; discussed Measure A; using the Culver City portion of the Inglewood Oil Field to generate income with the production of biofuel; looking at producing biofuel on Santa Monica Airport land coming available; and investigating creating more income streams if permissible.

Discussion ensued between staff and Council Members regarding appreciation for the work done; figuring out how to fund affordable housing in Culver City; other cities with successful Affordable Housing Trust Funds; finding new revenue sources and new ways to fund something that benefits the community; support for exploring an LHTF for Culver City; benefits of working with regional leaders such as the Westside COG; support for creating an LHTF and designating the commercial linkage fee money to the fund as recommended by staff; directing a portion of TOT revenue to the fund; and creating a mechanism to expand resources for affordable housing in Culver City.

Additional discussion ensued between staff and Council Members regarding appreciation to the Vice Mayor for bringing the matter forward; adding a way to support efforts to welcome more neighbors into the community; support for collaboration with the Westside COG; SCAG investment in Culver City and the consultant; expansion of tackling regional issues collectively; complementing regional efforts; examination of additional revenue sources; work to address past practices that made the community exclusionary; potential support from the Housing and Homelessness Committee; estimated timeline; and next steps.

Further discussion ensued between staff and Council Members regarding concern with cutting services with a dedicated revenue stream for the specific use; support for waiting to see what the COG does; development of a plan for capturing short-term rental revenue; concern with intentionally bankrupting Culver City; and the importance of being fiscally solvent.

Discussion ensued between staff and Council Members regarding providing support for those who struggle to afford to live in Culver City; rents rising faster than wages; severe shortage of affordable homes for working families; families being displaced; ensuring that decisions made locally align with their values; support for an LHFT while a regional one is being discussed using of existing funding sources; development impact fees; directing staff and the Housing Subcommittee to look at short-term rentals; and examination of grants or charitable sources and new revenue streams.

Additional discussion ensued between staff and Council Members regarding disputes about funding and allocation with the Westside COG; not relying on the COG Housing Trust Fund; the Short-Term Rentals Subcommittee; increasing the TOT for short-term rentals without touching the hotels; actively permitting short-term rentals and then creating a ballot measure to see if voters are willing to approve a separate tax rate for short-term rentals; agreement that General Funds need to be retained for current commitments; support for continuing the linkage fee and for putting a referendum on the ballot to increase the short-term rentals fee; structure; the enabling resolution to include language where grants and other charitable resolutions can be accepted into the trust for affordable housing production; and having the City Council serve as the governing body and the Housing Director serve as the Administrator.

Further discussion ensued between staff and Council Members regarding support for keeping programming areas broad; targeted

groups that need additional support; and the ability to make changes at any time.

Vice Mayor Puza moved to create an LHTF with the funding source as affordable housing commercial development impact fees and looking into an increased tax on short-term rentals with staff as administrator with broad designated use.

Additional discussion ensued between staff and Council Members regarding specifically calling out short-term rentals when it comes to a TOT increase; subcommittee exploration of the matter; Economic Development reasons for not making the amount too high for hotels; potential concerns from the Hospitality community; looking at what other communities are doing; the agreement with Airbnb; a piece of the market that is not being captured; implementing required registration; permitting short-term rentals City-wide; the ability to send General Fund monies to the Trust Fund; policy matters; a request to modify the motion to include exploration of implementing changes to TOT to increase revenue; short-term rentals vs. all of TOT; and a request for a report back looking at challenges and benefits to other cities.

MOVED BY VICE MAYOR PUZA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: CREATE AN AFFORDABLE HOUSING TRUST IN CULVER CITY WITH THE FUNDING SOURCE AS AFFORDABLE HOUSING COMMERCIAL DEVELOPMENT IMPACT FEES AND LOOKING INTO INCREASED TRANSIENT OCCUPANCY TAXES WITH STAFF AS ADMINISTRATOR AND BROAD DESIGNATED USES.

THE MOTION CARRIED BY THE FOLLOWING VITE:

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

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#### **Public Comment - Items Not on the Agenda**

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal discussed budgeting; support for ideas proposed by Council Member Fish regarding parking management; TAP cards as a revenue stream; she proposed considering hydrogen powered



vehicles rather than EVs due to scarcity of water and other issues; cost effectiveness of using biofuel and hydrogen power; a rumored hotel strike during the Olympics; and the importance of being prepared and looking into short-term rentals now.

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#### **Items from Council Members**

None.

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#### **Council Member Requests to Agendize Future Items**

Council Member Fish discussed positive feedback from the Earth Day on Elenda event; opportunities for doing another event in the near future; support of the event; he asked for a report back on repeating the event for Walk to School Day on October 1 and a staff presentation of data and feedback; discussed community outreach; and feedback from parents about bringing La Ballona into the event.

Discussion ensued between staff and Council Members regarding agreement to remand consideration of the item to the City Council/CCUSD Liaison Committee, and agreement to agendize consideration of sponsoring the AM Sound event that was requested by Eli Glad.

Council Member Fish received consensus to consider a student intern program from Vice Mayor Puza and Council Member McMorris.

Vice Mayor Puza received consensus to direct the Housing Subcommittee to work out details for the Rental Assistance Program and Right to Counsel, and for a discussion and possible resolution for renewed tenure suspension of the business license requirement for itinerant film production that passed in 2015.

Discussion ensued between staff and Council Members regarding film productions that are not based in Culver City and the request from multiple studios to consider suspension of business license requirements.

Council Member McMorris requested looking at how hardship is addressed as it relates to parking tickets and items the City has discretion over; reported being contacted by a senior who received a parking ticket after approaching Grace Diner for

support; discussed policy decisions; possible creation of a hardship mechanism; and determining the proper body for consideration of the item.

City Council consensus was achieved to agendize the following items:

- Consideration of a student intern program for Council Members (Fish)
- Consideration of sponsoring the AM Sound event (O'Brien)
- Discussion and possible resolution for renewed tenure suspension of the business license requirement for itinerant film production that passed in 2015 (Puza)
- Consideration of how hardship is addressed as it relates to parking tickets and items the City has discretion over and possible creation of a hardship mechanism (McMorrin)
- Direct the City Council/CCUSD Liaison Committee to consider a report back on the Elenda Earth Day event with data and consideration of repeating the event for Walk to School Day on October 1 (Fish)

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April 28, 2025

### Adjournment

There being no further business, at 1:06 a.m., on Tuesday, April 29, 2025 the City Council, Housing Authority Board, Parking Authority Board, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on May 12, 2025.

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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, Financing Authority Board, Culver City Parking  
Authority and Culver City Housing Authority Board  
Culver City, California



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

Date: May 12, 2025