

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

March 10, 2025  
7:00 p.m.

**Call to Order**

Mayor O'Brien called the City Council meeting to order at 6:46 p.m. with all Council Members present.

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**Recognition Presentations - 6:30 p.m.**

Item R-1

**CC - Presentation of a Proclamation Celebrating the 60<sup>th</sup> Anniversary of the Culver City Symphony**

Vice Mayor Puza presented the Proclamation celebrating the 60<sup>th</sup> Anniversary of the Culver City Symphony.

Clyde Mitchell, Culver City Symphony Maestro, expressed appreciation for the Proclamation; invited everyone to attend the upcoming 60<sup>th</sup> Anniversary Concert noting that all concerts are free and either at Veterans Memorial Auditorium or the Robert Frost Auditorium; discussed sharing music; visibility; the founding of the orchestra; and he noted that it was Women's History month and they regularly presented music from a diverse group of composers and conductors including female composers and conductors.

John LoMonaco, Culver City Symphony, invited everyone to the 60<sup>th</sup> Anniversary Concert on April 6 at the Robert Frost Auditorium and he thanked the City Council for their time and recognition.

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Item R-2

**CC - A Proclamation Designating March as Women's History Month 2025**

Mayor O'Brien presented the Proclamation designating March as Women's History Month 2025.

Sally Unsworth, Cultural Affairs Manager, expressed appreciation for the recognition which spoke for itself, and noted that she was honored to stand alongside women in all ways, at all times.

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**Regular Session**

**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 7:02 p.m. in the Mike Balkman Council Chambers at City Hall.

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

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**Pledge of Allegiance**

Mayor O'Brien led the Pledge of Allegiance.

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**Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

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

Jeremy Bocchino, City Clerk, indicated that no updates were available from staff.

Vice Mayor Puza discussed the Open House for the Fox Hills/Hayden Tract Specific Plan on March 18; the screening of the M Factor at West LA College (WLAC) in honor of Women's History month on March 27; he wished everyone who celebrates a Happy Ramadan; noted the invitation from King Fahad Mosque that unfortunately fell on a City Council meeting night; discussed the Work Plan meeting; commitment to maintaining levels of service; concern with continued inappropriate exchanges between the City Manager and Council Members; the role of the City Manager; continued appreciation for the work of all City staff and the City Manager; the City Charter; and he asked for dialogue adjustment in order to get back to the budget process.

Council Member Fish wished everyone a Happy Women's History month; expressed appreciation to those present; discussed honoring continued work for gender parity and women's rights; attending the Walk More, Bike More festivals; he congratulated honoree Yolanda Davis Overstreet for her mobility and racial justice work; discussed the Screenland 5K; the Culver City Your Way Virtual Town Hall on March 13; budget Work Plan presentations; the significant deficit and ongoing structural deficit; the request that each department return with proposals that are 5% lower and 5% higher; pushback on the basis that staff morale would be affected; providing options on how to best use limited dollars to work for everyone; feedback from residents on the City budget and services they value; dependence on grants; different sentiments on how things should be spent, but common ground that the public should have a say in the process; critically examining the budget in an effort to grow; lack of a path for the public to have an impact on the budget; appreciation to Council Member McMorris for her consistent advocacy for a better budget process; and continued work to provide a voice for everyone in how resources are spent.

Council Member McMorris discussed the importance of public engagement; upcoming meetings including Community Budget Workshops on March 11 at Vets and in Council Chambers on March 19, the Complete Streets Workshops on March 12 at Syd Kronenthal Park and on March 19 at El Merino Park, and Culver CityBus (CCBus) CC Your Way on March 13; Ramadan Mubarak; progress on gender equity; Women's History Month; commitment to accelerating process; Harriet Tubman Day on March 10; injustices that were legal at the time; Reproductive Justice Networks; support for undocumented neighbors; the importance of knowing your rights; additional information available from Congresswoman Sydney Kamlager-Dove; concern that diversity, equity, inclusion, and BIPOC have been stricken from federal use; the ongoing fight for freedom; difficulty being the only woman and Person of Color on the City Council; naming harm; the importance of lifting up the past and remembering that everyone belongs to one another; and she encouraged people to pick a cause and help.

Mayor O'Brien expressed support for the City Manager; acknowledged his complex job; discussed departments led by experts in their fields; the fact that Culver City is underserved and continuing to grow; the inability to cut vital services as Culver City is growing; the repeated message from the City Manager; disrespect vs. disagreement; the Annual 5K Run; work by the Parks Project, Nature Nexus, and the parks crew on the trail at Baldwin Hills Scenic Overlook on March 1; Culver City Little League; the 13<sup>th</sup> Anniversary Walk and Rollers event; and he reported attending the U.S. Mayors' Civic Summit.

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

Mayor O'Brien invited public comment.

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

The following members of the public addressed the City Council:

Todd Terrazas, AI LA, provided background on the organization; requested an off-cycle sponsorship for their third annual AI event in Culver City from May 27-30 focused on upskilling education for above and below the line workers in the entertainment/media industry; he likened the event to South by Southwest; discussed economic development for the Culver City



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area; growth and education; marketing support; and he agreed to reach out to the Economic Development Manager and to reach out again at the next meeting.

Mariah Fontijn, Culver City Residents for Peace, expressed gratitude for the February 25 EHRAC (Equity and Human Relations Advisory Committee) Community Conversation; discussed attendance; boycotts in the community; the overwhelmingly positive response; those who wished they had more time in the small groups; and she encouraged the EHRAC and City Council to continue the Courageous Conversations and to provide more voice to members of the community, especially minority populations and those who have been feeling unheard.

Mara Bommarito, Culver City Sister City Committee, discussed the room in Veterans Building named for a former Sister City, and she asked for City Council consideration of renaming the room to the Capo d'Orlando Room during their centenary year.

Mayor O'Brien received full City Council consensus to send consideration of renaming the room in the Veterans Building to the Capo d'Orlando Room to Parks, Recreation and Community Services (PRCS) Commission for consideration.

Marcell Hilliard provided background on himself; discussed the work of his company to secure a grant from the National Science Foundation to help develop innovative parking enforcement with AI robotics; solving budget shortfalls; and he agreed to provide his information and to meet with staff.

Alice H. discussed her participation in the Community Conversation on February 25; congratulated the City on the overall positive experience; appreciated participation by Council Members; hoped the EHRAC would continue to host moderated conversations to connect the community; discussed sincere participants; agreement on some points; community members who needed the time; the importance of seeing each other with the intent to hear one another; she encouraged those community members who refused to attend to come next time; and she felt the City Council should listen to what community members are saying and make resolutions and policies in an inclusive manner.

Jeannine Wisnosky Stehlin discussed words that are banned or are disappearing in the federal government; the celebration of Women's History Month and International Women's Day; the importance of fighting for equality in local, state, and

national politics; the Heart of LA Democratic Club; commitment to ensuring that women and girls have a voice in shaping policies that affect their lives; advancing gender equality, protecting reproductive rights, and advocating for fair wages; she asked everyone to join women as they push for a future where every woman has power, rights, and opportunities to thrive; and she asserted that the fight was far from over.

Melissa Sanders discussed the loss of millions of dollars while Council Member McMorris was on the LAHSA (Los Angeles Housing Services Authority) Board; she read a portion of UCLA's Initiative to Combat Antisemitism; discussed antisemitism within the community; different reactions to the EHRAC event on February 25; and the intent to do something good for the community.

Dan Morrical provided background on himself; discussed a study that found that micro-plastics and nano-plastics are accumulating in everyone's bodies over time; being at the forefront of the critical effort to break the plastic addiction using ordinances passed in other cities as a guide; effects of plastics to health; vision and foresight to implement the 4 Bs ordinance modifications proposed by BCR (Ballona Creek Renaissance); and he thanked the City Council for their attention to issues with plastic.

Marta Valdez discussed the need to get her sidewalk repaired; recent injuries; the high traffic area; she offered to pay for the repairs; noted previous requests for repair over several years; and she asked what it would take to get the sidewalk repaired.

Samia Bano, EHRAC Chair, spoke on her own behalf; discussed the Equity and Human Relations Award created to honor individuals for their contribution to equity and human relations in Culver City; the submission deadline; additional information available on the Culver City website; and she expressed appreciation for the Ramadan wishes.

Gary Anderson Public Information Officer for SBA, discussed disaster recovery resilience; the extension to the time frame for people to file for fire disaster assistance; low interest loans offered; fraud; phishing; protection from false claims; he asked anyone experiencing issues to report them; and he provided flyers with contact information.

Jeremy Bocchino, City Clerk, reported that fire resources were

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available on the Culver City website .

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MARCH 10, 2025.

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### **Order of the Agenda**

Item A-5 was considered before Item A-1; Consent Calendar Item C-7 was previously considered and approved at the January 27, 2025 City Council meeting; and Item C-8 was considered separately.

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### **Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for February 15, 2025 to February 28, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 15, 2025 TO FEBRUARY 28, 2025.

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Item C-2

**CC:HA:SA:DC:PA - Approval of Minutes for the Regular City Council Meeting Held on February 24, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, DISASTER COUNCIL, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 24, 2025.

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Item C-3

**CC-Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2025/2026.

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Item C-4

**CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2025/2026.

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Item C-5

**CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2025/2026**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2025/2026.

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Item C-6

**CC - (1) Acceptance of a Grant in an Amount of \$76,710 from the Energy Efficiency and Conservation Block Program of the United States Department of Energy; and (2) Approval of a Purchase Order with Rexel USA in the amount of \$76,663.44 to Retrofit 196 City-Owned Streetlights**

THAT THE CITY COUNCIL:

1. ACCEPT A GRANT IN AN AMOUNT UP TO \$76,710 FROM THE ENERGY EFFICIENCY AND CONSERVATION BLOCK PROGRAM OF THE UNITED STATES DEPARTMENT OF ENERGY; AND,
2. APPROVE A PURCHASE ORDER WITH REXEL USA IN THE AMOUNT OF \$76,663.44 TO RETROFIT 196 CITY-OWNED STREETLIGHTS TO MAKE THEM MORE ENERGY EFFICIENT; AND,
3. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-7

**CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for Construction of the East Washington Boulevard Traffic Signal Fiber Optic Improvements, PL-015**

This item was previously heard and approved at the January 27, City Council meeting.

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE EAST WASHINGTON BOULEVARD TRAFFIC SIGNAL FIBER OPTIC IMPROVEMENTS PROJECT, PL-015.

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Item C-8

**CC - Approval of an Amendment to an Existing Professional Services Agreement with Good Guard Security, Inc. Updating the**

**Scope of Service and Increasing the Agreement in an Additional Amount Not-to-Exceed \$113,455 through June 30, 2027**

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

Discussion ensued between staff and Council Members regarding clarification that the additional \$100,000 was spread over the life of the contract for security guard services at City Hall and at Fiesta La Ballona; community feedback; appreciation for the effort to provide safety; concerns raised that the security felt like overkill and made people feel less safe; understanding if there was an opportunity to maintain safe levels that have always been enjoyed; whether the contract is adding something that is needed; impacts of not approving the contract; necessary scaling back of efforts; lessons learned; appreciation for the focus on security; number of security guards usually present at City Council meetings and at Fiesta La Ballona; the regular practice of having a Culver City Police Department (CCPD) Officer in Council Chambers for City Council meetings; and openness to more judicious use and examining usage next year.

THAT THE CITY COUNCIL:

1. APPROVE OF AN AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH GOOD GUARD SECURITY, INC. UPDATING THE SCOPE OF SERVICE AND INCREASING THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$113,455 THROUGH JUNE 30, 2027; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-9

**CC - Authorization of Free Fare Days for Culver CityBus in Association with (1) Bike to Work Day (Friday, May 16, 2025), (2) Clean Air Day 2025 (Wednesday, October 1, 2025) and (3) New Year's Eve (December 31, 2025)**

THAT THE CITY COUNCIL:

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1. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO RIDERS WITH A BICYCLE AND/OR BIKE HELMET ON BIKE TO WORK DAY, FRIDAY, MAY 16, 2025; AND,

2. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON CLEAN AIR DAY, WEDNESDAY, OCTOBER 1, 2025; AND,

3. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS BETWEEN 9:00 PM AND 1:00 AM ON NEW YEAR'S EVE, TUESDAY, DECEMBER 31, 2025.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-6 AND ITEMS C-8 AND C-9.

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#### **Action Items**

Item A-5  
(Out of Sequence)

**CC - Recommendation from the Ad Hoc City Council Policies Subcommittee to Adopt a Resolution Amending Council Policy Statement No. 3405 (Public Notification and Community Engagement)**

Christina Burrows, Deputy City Attorney, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following members of the public were called to speak but were not present in Council Chambers or online:

Michael Koppy  
Bill Beck

Discussion ensued between staff and Council Members regarding changes made; the requirement that Council policy match the municipal code; routine changes to makes things more consistent; providing the authority to the department head to expand the radius of notification; the zoning code requirement that two community meetings be held for residential and non-residential, as well as providing notice in Spanish; the ability to reduce the amount of outreach for affordable projects; the need to amend the code to make changes; suggestions made by the Advisory

Committee on Housing and Homelessness (ACOH); City Council agreement to consider incentivization of 100% affordable housing projects; support for reducing community meeting requirements with reexamination of municipal code references in City Council policy due to the severe housing crisis; allowing projects to move forward; consideration of amendments to the City zoning code by the Planning Commission; City Council consensus was achieved to consider potentially reducing the number of community meetings with Planning Commission input; consideration of either adding or subtracting meetings; and the request for more meetings in the Sawtelle area.

Mayor O'Brien invited public comment but the speakers who signed up to speak were not present online or in Council Chambers.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION AMENDING COUNCIL POLICY STATEMENT NO. 3405 (PUBLIC NOTIFICATION AND COMMUNITY ENGAGEMENT).

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Item A-1

**CC:HA - (1) Consideration of a Request from Community Corporation of Santa Monica (CCSM) for a \$16 Million Residual Receipts Loan for the Jubilo Village Affordable Housing Project; (2) FOUR-FIFTHS VOTE REQUIREMENT: If CCSM's Request is Granted, Approval of a Related Budget Amendment; and (3) Direction to the City Manager as Deemed Appropriate**

Tara Barauskas, Community Corporation of Santa Monica (CCSM), expressed appreciation for the allowance of more time to clarify points and answer questions; discussed plans for a 95 unit affordable housing development in partnership with Culver Palms United Methodist Church; the breakdown of different AMI (Annual Median Income) levels; other projects planned that do not meet extremely low target income levels; funding application and dollar amounts; the \$16 million shortfall; things that CCSM and Culver City can be doing to overcome the shortfall; funding sources that can be applied for; likelihood of receiving funds; clarification that the request is for approval of a \$16 million dollar residual receipts loan; money needed at the closing of the construction loan in July or August 2025; the need for a commitment of the full amount by Culver City; inclusion of \$4 million in the 2025-2026 budget in order to start construction; dispersal of the remaining \$12 million at construction



completion; the loan that would be repaid over time; the experience of CCSM and consistent payment of residual receipts each year; hard payments; anticipation of repayment of \$13.6 million from the project; continued application for funding; retention of tax credits; movement of the project forward to construction; comparisons with the Tilden Terrace project funded by Culver City in 2013; Project Homekey; project budget; potential tariffs; the significant contingencies included in the budget; hedging against potential perceived threats; and appreciation for time and consideration given to the matter.

Jesse Mays, Assistant City Manager, introduced staff present to answer questions and he highlighted several key points of consideration in the staff report.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Johanna Gullick, Culver City for More Homes, expressed strong support for a loan for Jubilo Village; discussed revocation of a commitment letter provided to CCSM; the urgency to solve the shortfall; the need to return highly competitive tax credits if the City does not support the project; the feeling that the percentages predicting the likelihood of getting state and federal funding were accurate; and the viable path to find financing for Jubilo Village.

Johan Dodge, Pastor of Culver Palms United Methodist Church, asked the City Council not to give in to fear; he asserted that fortune favored the bold; and he encouraged the City to consider the \$4 million dollar loan being asked for this year.

Jamie Wallace was called to speak but was not present in Council Chambers or online.

Stephen Jones spoke on his own behalf; discussed efforts of the Planning Commission to require that market-rate developers include affordable units in their projects; lack of sufficient affordable units in the pipeline; CCSM, the affordable housing developer that has built and operated many projects for decades; the shovel-ready project; length of time to bring projects to fruition; and he asserted that the project was a good bet for Culver City.

Michelle Weiner asserted that the City could not afford to turn its back on the project; she commended CCSM and Culver Palms

United Methodist Church for their work; discussed the responsibility of Culver City to build affordable housing; pushing the desperately needed housing to another City Council; and she quoted Dr. Martin Luther King Jr.: "The time is always right to do right."

Chris Grossman was called to speak but was not present in person or online.

Disa Lindgren discussed significant time and energy put into the project by the City; she noted that there was nobody else to step up and save the project; discussed the mid-year budget report; robust reserves that can be tapped; ways to add revenue; addressing the declaration of a Homeless Emergency; services and temporary shelter; the need for housing to address homelessness; creation of a budget to address the deficit and still fill the funding gap; and she referenced the fable: *Stone Soup*.

Francesca Namala with one minute ceded by Solomon Namala, provided background on herself; discussed lack of diversity in Culver City; inaccessibility of Culver City to low and middle income people; the need to prioritize affordable housing; ensuring that people feel loved; providing access to trees and good schools; creating community; and the high cost of living.

Kelli Estes asserted that Culver City could not afford to fund the project at this time; discussed uncertainty with the current federal administration; vouchers and grants that will likely be lost; the current budget deficit that is likely to continue; the responsibility of the City Council to provide Public Safety to residents and keep it up; and she asserted that the project had been good but no longer pencils out.

Dr. Khin Khin Gyi, ACOHH Chair, reiterated points made by the ACOHH at the earlier joint meeting with the City Council; discussed support for Jubilo Village; the fact that first responders and people who work in City Hall cannot afford to live here; and she expressed support for deploying 42 of the Project Based Vouchers (PBVs) and consideration of establishing a Housing Trust Fund similar to what Santa Monica has done.

Crystal Alexander with one minute from Leslie Ostrin, quoted Benjamin Franklin: "When the well is dry, we know the worth of water"; she noted that many cities realize the importance of financial reserves only when they are gone; discussed rushing towards a financial cliff by approving the loan; the current

budget deficit; the financial consultant report with no scenarios that suggest Culver City can provide \$16 million without a significant negative impact; the need to treat the loan like a grant; she noted that if the project was fiscally sound, it should be able to secure funding elsewhere; discussed lack of accountability for housing projects by outside entities; the need to understand accountability standards before voting on the item; red flags; financial reserves needed; and she expressed concern with risky financial decisions that will reduce services for everyone if the City does not act prudently today.

Jeannine Wisnosky Stehlin noted the importance of having a lobby registry; asserted that Culver City needed affordable housing today but can not afford the proposed project; discussed the current deficit; lack of a guarantee that the City will not be asked to provide even more money if the project goes over budget; money needed in Culver City to support essential services; the moving timeline; concern about the numbers and being pressured to keep bailing out the project; unacceptable risk; the method for determining probability of funding; the amount the church and the developer are getting; actual cost to the City; the need for fiscal responsibility; actual cost; support for affordable housing; the bail out; she proposed bailing out CCUSD instead of developers to make a difference in the lives of people in the community; and she noted necessary layoffs due to poor financial management from the prior School Board.

Melissa Sanders echoed previous comments; discussed overspending by the current School Board; the need for affordable housing; the inability of Culver City to afford to bail out the project; uncertainty with the current federal administration; services provided to the unhoused; and she asked the City Council to do what is best for the City overall and fix the sidewalks as it is not the time to take on more expenses.

Ken Palmer expressed concern with using church property as a revenue source under the banner of low income housing; people profiting from the project; and he encouraged the City Council to revisit the issue noting that he had many questions.

Janee Lennox discussed helping 94 families; benefitting the elderly and single parents; how the project would actually help people; she noted that there were always funds available for policing, but when they are needed to help people, they are not available; the practice of a capitalist society to blame individuals for their hardships; the need to stop capitalism at

the forefront; and the crisis of people living on the street or going from shelter to shelter due to previous policies.

Amy Anderson was called to speak but was not present in Council Chambers or online.

Rene Buchanan discussed her experience being homeless; partnership with CCSM; engagement of residents; work with the surrounding community when planning a new development; the goal to ensure harmony; creating inclusive communities; and creativity, high standards, and benefits made possible by CCSM.

Kenny Stevenson provided background on himself; expressed support for the project; discussed the importance of investing in Culver City; equity; immeasurable returns; making the dream of living in Culver City a reality; bringing more kids to the schools which had fewer students start kindergarten this year; budget cuts made by CCUSD: showing that Culver City is a city for all people; giant homes for one family; support for housing projects for more families; housing as an essential service; and he asserted that the City could always find money for CCPD, so money could be found for this project.

Richard Burns, Western States Regional Council of Carpenters, wanted to see the project uphold strong labor standards by using a skilled and trained workforce with medical benefits provided along with a pension; discussed prioritization of local hires; allowing people to live, work, spend, and retire in Culver City; and he asked the City Council to support labor standards to benefit workers and the community.

Marc Bauer, Finance Advisory Committee (FAC) Vice Chair, spoke on behalf of himself; discussed the panel discussion about affordable housing at Veterans Auditorium and the presentation by Tara Barauskas from CCSM a few months ago; development in the last 20 years with barely any housing built; irresponsibility of Culver City in planning; and he noted the need to build housing now.

T. Neuson asked the City Council not to send him to Florida; he asserted that Culver City was too expensive to live in because not enough housing was being built; discussed housing built in other states; and he asked that the City Council fund the development to keep Angelenos in Los Angeles.

Jamie Wallace asserted that fortune favored the bankrupt; discussed affordable units already in the pipeline; HUD (Housing

and Urban Development) vouchers; concern that Culver City would not be repaid; repayment for Tilden Terrace; the moving deadline; the need for transparency; the fact that the City does not have the money and the development is not designated for Culver City residents; and concern that revenue is not covering expenses.

Discussion ensued between staff and Council Members regarding funds received from Measure H through the Westside Council of Governments (COG) since 2017 vs. the amount of money put in from Culver City; the inability to access Measure A funds; money spent on Homeless and Housing Services in 2022-2023; General Funds money spent on capital and operating expenses; money to support the St. Joseph contracts; the old Housing Authority funds; \$16 million spent each year; the prior year that ended in a \$2 million deficit; money encumbered and carried into the current year; remaining unassigned fund balance; restricted reserves; the fact that everyone wants the project; lobbying; and the meeting that was cancelled between Representative Kamlager-Dove and the HUD Director.

Additional discussion ensued between staff and Council Members regarding appreciation for the presentation; amount of the General Fund spent on Housing and Homeless Services; Commercial Linkage Fees; the Housing Trust Fund idea; long-term housing loans; projections for what it would look like if the loan were to be issued and the sales tax increase took effect; the change from a deficit to a surplus in 2029; the retirement of Wellness Village; conjecture; and the fact that there are no comparable projects of this size at this stage.

Further discussion ensued between staff and Council Members regarding the fact that Culver City funds what it wants to and the deficit did not just start this year; pressure to keep things the same; the need to beg to be seen and have your needs taken seriously; founding of Culver City on exclusion; the obligation to be welcoming and further fair housing and affordable housing; the Los Angeles Times report on homeless mortality; a recent loss of an unhoused neighbor; concern with preventable deaths; policy choices being made; the ability to have different outcomes; housing as a human right; the value of investing in people; the importance of investing in affordable housing; the recent wildfires; slipping funding into the 2025-2026 budget; the ability to find a strategy to support the project if it is wanted; five human beings who will determine whether 93 families will be welcomed into Culver City; single mothers struggling with housing insecurity; unwillingness to

look at 5% more or less in the budget at the last meeting; giving up; pointing the finger; decisions made not to build housing over the past 20-30 years; data regarding rent-burdened community members; the fact that there is not another 100% affordable housing development that is shovel ready; unacceptability of walking away from people in dire need; the obligation to further fair housing; excuses that can always be made; and the opportunity to say yes.

Discussion ensued between Tim Bretz with Keyser Marston Associates (KMA), staff, and Council Members regarding residual receipts loans; the analysis of the loan indicating there is no expectation of a full repayment; consideration of the money as a grant; the unusual ask for a city; variations in city assistance between projects and jurisdictions; the Los Angeles County Development Authority (LACDA); and the amount of housing money cities have available.

Additional discussion ensued between staff and Council Members regarding the scenario if no additional sales tax happens and no one comes in to take over responsibility for Project Homekey resulting in a reduction of the City's reserves by \$16 million and the inability to maintain the 30% contingency in 2027; emergencies that have happened in neighboring cities; reserve requirements set by a City Council a long time ago; the volatility of commercial retail activity; other cities with a more stable General Fund revenue base from property taxes; and the small amount of property taxes received by Culver City.

Responding to inquiry, Simon Fraser, CCSM, clarified that tax credits would have to be returned if they could not close on the construction financing; he indicated that they had received a 90 day extension; he noted that they might not be able to get another extension to try to secure funding from a different source; and he stated that they could receive a penalty with an additional extension.

Discussion ensued between staff and Council Members regarding other affordable projects in the pipeline; projects that are requesting assistance from Culver City; private developers using state density bonuses; City-owned property; concern with drawing down on reserves and putting the City in jeopardy; the inability to rely on the quarter cent tax; concern that if the loan is given and the project falls apart, there is no guarantee that the City could be able to get the money back; maintaining the fiscal solvency of the community; decreased services; providing integration with mixed level income projects in the community;

insufficient funds available; uncertainty with the budget; fiscal impacts; reliance on conjecture; construction costs; operational costs; concern with being responsible for any increased costs; pressure to contribute to the project now, and additional pressure later; the sunk cost risk; City sponsorship of the project; and a suggestion to write a letter of support to potential funding sources.

Further discussion ensued between staff and Council Members regarding appreciation for the community input; impacts of the housing and homelessness crisis to all parts of the community; seniors as the largest cohort falling into homelessness; children who were born and raised in Culver City and cannot afford to live here; multi-family units built since 2007; stable population numbers since 1980; increased rents and home prices; low income housing in Culver City; percentage of people spending more than 50% of their income on housing; the sharp rise in rents; loss of diversity; diversity as strength; declining enrollment at schools resulting in reduced funding; discomfort with tapping reserves; the housing crisis as an emergency; progress on homeless services; failure to address the root cause of homelessness: the housing supply crisis; the missing piece to address the crisis: affordable housing; the last 100% affordable housing project built in Culver City over 10 years ago; affordable projects in the pipeline that are not as far along as Jubilo Village; the opportunity to create a space for 94 families to live in Culver City; the budget meeting where no consensus to take a critical view of the budget was taken due to fear; ensuring the budget meets the needs of the community; fear of people being pushed out of the community; the proposed quarter cent tax; no other options explored to address the deficit; appreciation to the Chief Financial Officer for creating projections that indicate the deficit would be addressed by 2028-2029 with a quarter cent sales tax; the legacy of exclusion in Culver City; comments by Janee Lennox that when it comes to taking care of people, the City suddenly does not have any money; risk associated with all actions; the risk of inaction; concern with having no place for people to transition to after Project Homekey and Wellness Village gets them on their feet; doubling of the CCPD budget over the last 10 years; other services that the City pays for that do not benefit every demographic; creation of a more affordable environment for Culver City with continued investment; and the importance of meeting the critical moment in Culver City.

Additional discussion ensued between staff and Council Members regarding balancing out things in the staff report;

inconsistency of the deal with market conditions; volatility in the market; the potential recession caused by tariffs; cuts at HUD; Los Angeles County Housing Agency ending processing of new Section 8 applicants; the structural budget deficit; average amount of awards by cities; efforts of CCSM to make up for the gap in funding; concern that CCSM has not investigated private donations, an additional extension, renegotiation of land costs, or reducing their own fees; soft lenders; and potential renegotiation to get back the loan during refinancing.

Responding to inquiry, Tara Barauskas, CCSM, asserted that affordable housing has been a safe investment since the 1980s; discussed speculation about volatility; well-established programs; she stated that CCSM has done everything they can; discussed land cost; consistency with affordable housing projects and loans with other cities; the ability of Culver City to put a cap on the loan commitment; land cost as compared to many other westside projects; the partnership with Culver Palms; efficiency with land costs; disagreement that renegotiation is appropriate; labor agreements for the project; use of local hires; payment of prevailing wages; Measure ULA; and required labor agreements dictated by the funding source.

Discussion ensued between staff and Council Members regarding the inability to prevent anyone from coming to ask for more support even if there is an agreement in place; average reserve percentages for different cities; the effect of the loan on Culver City reserves; volatility of the revenue mix in Culver City; unsuccessful efforts to secure funding from other sources; relationships; appreciation for the partnerships; working together to find solutions; wide-spread support for affordable housing in Culver City; inspiration for other faith-based institutions to use some of their land for housing; the need for more affordable housing; overdue affordable housing production; the Homeless Emergency ordinances; money spent to get services up and running; money spent each year for the services provided; concern that the Homeless Emergency had no conditions to provide affordable housing which is necessary to lift people out of poverty and the cycle of homelessness; concern with the process; best use of taxpayer monies; concern that the City has not been producing affordable housing; amount of housing produced between 2000 to 2020; concern with lack of preparation; the need to create affordable housing moving forward; challenges to building affordable housing; cities that allocate funds each year for affordable housing; creation of an Affordable Housing Trust Fund; righting the wrongs of the past; creating a dedicated revenue stream for affordable housing



moving forward; use of Redevelopment funds to build parking lots; selling City parking lots to create housing; fast-tracking the Housing Trust Fund and identification of revenue streams to fund it; using the kiosks to fund the Affordable Housing Trust and ensuring that 60% of the labor is union; the condition that CCSM will not ask for more than \$16 million; and finding a pathway to prioritize the importance project.

Further discussion ensued between staff and Council Members regarding email received on the issue; acknowledgement that everyone wants the project; efforts to find funding sources; money contributed to Measure H created to build affordable housing; data and comparative analysis showing that no city in the state has done anything close to what Culver City has done; the amount of money given indirectly to Culver City through the Westside COG; choices; lack of support from LAHSA on the perfect project; lack of assurances that Culver City residents would be prioritized or that people from Project Homekey would be able to transition into the project; the LACDA application; projections on the amount of housing coming forward; clarification that Culver City is the only city in the area not to be penalized with the Builder's Remedy; other projects coming forward that may need assistance; issues with LAHSA failing to properly track homeless spending; other City services to be funded; feedback received when attending Independent Cities Association Conferences and the U.S. Conference of Mayors; increases to the police force in Santa Monica; effects of the +/- 5% conversation on morale in Santa Monica; addressing planned increases to population; negative impacts of having insufficient resources to provide City services; staffing levels; staff losing jobs who could become homeless themselves; looking at areas to cut while taking on a large amount of risky debt; failure of the county; the fact that if this project is funded, the City would not be able to fund any others; timelines for potential grants; and support for having CCSM file for an extension while they pursue grants.

Responding to inquiry, Tara Barauskas, CCSM, discussed deadlines in order to close construction and threats to the tax credits.

Mayor O'Brien stated that his choice was to take no action other than to support all efforts to find other funding and have CCSM apply for the extension.

Simon Fraser, CCSM, indicated that he used to speak on the investment side of the industry; discussed the potential loss of the deal unless it is funded; the request for Culver City to

frontload fund the \$16 million to enable backfilling from other sources to convince the investor to step to the table; construction that could be closed in July or August; the major setback that will result in losing the attention of the investor and lender community; and he stated that the deal would evaporate quickly.

Discussion ensued between CCSM representatives, staff, and Council Members regarding the original commitment provided in support of a tax credit application for 93 PBVs; the \$800,000 annual commitment over 20 years; the need for the money to draw the investors' attention; adding \$4 million to the 2025-2026 budget cycle; with the \$12 million due in the 2027-2028 budget; the process to make a budget amendment; the requirement of a 4/5 vote in order to make the commitment to appropriate \$16 million; the budget process; and the 3/5 vote required for appropriating funds and adoption of the budget on June 9, 2025.

Council Member McMorris moved to direct the City Manager to commit \$16 million from Culver City to CCSM for Jubilo Village with \$4 million added to the 2025-2026 budget to be paid out in July 2025, and \$12 million to be added to the 2027-2028 budget and paid at the close of construction.

Further discussion ensued between staff and Council Members regarding the inability to make the commitment until June 9; making the intent clear; the inability of Culver City to enter into any agreement with CCSM unless the funds have been appropriated; appropriation as an official action that happens once per year and requires four votes; appreciation for the dialogue around the item; and direction to include the amounts when the full budget is proposed.

Council Member Fish seconded the motion.

Additional discussion ensued between staff and Council Members regarding direction to the City Manager to include funding for the loan in the proposed budget presented to the City Council during the Fiscal Year 2025-2026 budget; the inability to enter into the agreement with CCSM until \$16 million is set aside whether it is disbursed or not; the inability to foreclose on a previous Council's decision on what they would include in a budget; and appropriated funds that would not be disbursed immediately.

MOVED BY COUNCIL MEMBER MCMORRIS AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: DIRECT THE CITY MANAGER TO INCLUDE

FUNDING IN THE AMOUNT OF \$16 MILLION FOR THE LOAN TO CCSM FOR JUBILO VILLAGE IN THE PROPOSED 2025-2026 BUDGET PRESENTED TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding direction to include the money as a line item in the budget that will be voted on in June; clarification that no formal commitment has been made; and commitment of the Section 8 vouchers.

Simon Fraser, CCSM, discussed vouchers and the need to enter into a Housing Assistance Payment (HAP) contract that needs to be in place at the close of construction financing at the end of July.

Additional discussion ensued between Mr. Fraser, staff, and Council Members regarding the competitive process; the contractor selected to receive the vouchers; approval by the Housing Authority needed to enter into the HAP; completion of construction and inspection; willingness of the investment community to invest in a project that a HAP been executed for; and contracts that do not happen until the project is completed.

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Item A-2

**CC -(1) Discussion of Culver City Becoming a Climate Emergency City and a C40 Member; (2) Discussion of Building Safety Codes and Emergency Preparedness in Response to Recent Wildfires; and (3) (If Desired) Direction to the City Manager as Deemed Appropriate**

Yanni Demitri, Planning and Development Director, provided a summary of the material of record.

Troy Evangelho, Advance Planning, discussed ways the General Plan addressed climate change through sustainability and emergency evacuation analysis.

Christine Para, Emergency Preparedness Coordinator, discussed the increasing frequency of catastrophic events related to climate change; risk in high fire hazard severity zones such as Blair Hills and Culver Crest; the evacuation plan; collaboration with the Los Angeles County Office of Emergency Management; evacuation software; work with the Transportation Department and the representative from the Disability Resource Center to ensure that the plan is inclusive and comprehensive; and next steps.

Roger Braum, Assistant Fire Chief, provided a broad overview of emergency response to any large incident or emergency impacting the community; noted that wildfire is deemed to present the most risk and threat to the community; discussed automatic and mutual aid agreements; preparation for multiple types of emergency; the Community Risk Assessment and Standard of Cover document available at [www.culvercityfd.org](http://www.culvercityfd.org); activation of the Emergency Operations Center; coordination with CCPD; communication methods; door to door targeted evacuations when necessary; specialized vehicles to support access and functional needs; and instances when residents are advised to shelter in place.

Luis Martinez, Police Captain, discussed evacuations for catastrophic events; efforts to prevent the loss of life, reduce injuries and protect property; planning, coordination, and communication; effective protection of vulnerable populations; smartphone apps and social media platforms to communicate with the community; and use of the Hi-Lo Audible Warning System.

Tim Kotsouras, Building Official, reported that Culver City had adopted the California Building Standards Code; discussed code requirements for development in the Very High Fire Hazard Severity Zone; stringent standards; potential incentives to encourage use of remote monitored rooftop sprinkler systems; expected updated standards to address escalating wildfire risk; and the Building and Safety Standards Code for consideration by the City Council to take effect in January 2026.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

David Coles discussed his previous input urging Culver City to invest in rooftop solar on municipally owned buildings; the Clean Power Alliance; the need to generate clean energy and invest in rooftop solar and battery storage; he proposed CCPD headquarters as an excellent location; suggested energy audits

of all municipally owned buildings; discussed wasted energy and money; ways to save money; and he felt it important for the City to invest in solar energy in Culver City.

Ben Parnas was pleased to see the topic was being considered; emphasized the importance of safety and evacuation; discussed ensuring that planning takes into consideration those who would not be evacuating by car; transportation; providing alternatives; and leveraging transit under City control to be used for evacuations.

Denise Neal was called to speak was not present.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and to those who served in the wildfires; disappointment that the federal administration had pulled out of the Intergovernmental Panel on Climate Change (IPCC); contributing factors; things cities can do to mitigate climate impacts and create a more resilient city; significant costs of not taking action; the General Plan; benefits to consolidation of items into one document; providing a cost analysis; collaboration with partners; measure of success; transportation infrastructure; progress reports; greenhouse gas emission inventories; consumption-based inventories; communications plan; culvercityrecycles.com; communication of sustainability efforts and improved sustainability efforts in Culver City; creation of a dashboard; evacuation and emergency preparedness plans; and including disabled individuals in the vulnerable populations.

Additional discussion ensued between staff and Council Members regarding vegetation requirements; hillside development; grading; the required fire prevention landscape plan; updated standards; incentives for existing homeowners; alterations to existing buildings and spaces; the annual brush clearance program; maintaining defensible space for existing homes in the fire severity zone; moisture and oil content of different vegetations; clarification that typical landscaping is not an issue; the urban interface; education; provisions about overgrowth in the Nuisance section of the Code; identification of what Culver City can do to improve the ability of residents to evacuate; notification; access for emergency vehicles; emergency lanes; narrow roads in the Culver Crest and Blair Hills area; utilization of CCPD to handle traffic; the small number of residents affected; issues with the Palisades Fire; access; mechanisms to identify the location of disabled residents; the plan for Culver CityBus; verbal communication

between Transit, the Culver City Fire Department (CCFD), and CCPD; concern with lack of space for emergency access; facilitating last minute evacuation; and consideration of parking restrictions in the Work Plan.

Further discussion ensued between staff and Council Members regarding participation in C40; information available on the C40 website; best practices; the importance of focusing on emissions; appreciation that CCFD plans to evaluate all policies for High Fire Hazard Areas to determine what needs to be updated; prevention; education and outreach; neighbors who feel the situation is urgent; the recent wildfires; people who lost everything; ensuring that the elderly and disabled are named in the plan; collaboration with the Disability Advisory Committee (DAC); incorporating lessons learned into the plan; overlap between departments; things to learn; navigating recovery; approval of the draft plan; collaboration with the county; finalization of zones; zones named after neighborhoods rather than using numbers; collaboration with the Disability Resource Center; and cross collaboration between departments.

Discussion ensued between staff and Council Members regarding support for the work of staff; previous efforts to exempt the Culver Crest from added density; modification of the ordinance to not limit ADU (Accessory Dwelling Unit) development in the area; clarification that zoning did not change in the General Plan; fires in the hills of Berkeley; information that can be transmitted through the Hi-Lo warning system; loss of cell service or electricity; emergency vehicles that all have PAs (Public Address systems); planned community meetings in the Culver Crest and Blair Hills area to educate at the start of the fire season; significant wind events; emergency community meetings; the proposed motion; appreciation for concrete suggestions included in the staff report; the proposed local enhancement to standards; tools used in the Franklin Fire; evaluation of new standards as they come out; and expected updates and changes to the current standards to return to the City Council for consideration.

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT STAFF TO CREATE A CLIMATE EMERGENCY ACTION PLAN THAT WOULD INCLUDE A TIMELINE AND ALL THE RELEVANT ITEMS IN THE GENERAL PLAN, A COST ANALYSIS, LIST OF PARTNERS, MEASUREMENT OF SUCCESS, AND COMMUNICATION AND EDUCATION PLAN IN ADDITION TO THE BUILDING AND SAFETY CODES AND EMERGENCY PREPAREDNESS PLANS TO BE PLACED IN ONE DOCUMENT WITH A SUMMARY AND INDEX.

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Item A-3

**(1) Report on and Discussion of Culver City's Sanctuary City Policies; (2) Consideration of an Amendment to the City's 2016 Anti-Hate Resolution; and (3) Direction to the City Manager as Deemed Appropriate**

Jesse Mays, Assistant City Manager, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Mariah Fontijn, with one minute ceded by Maria Beg, asked that the report not be amended; discussed removal of protections for Muslim Americans during Ramadan; providing a voice; support for anti-hate resolutions and a new resolution that is more specific; the rise in anti-Arab and anti-Muslim hate; the detention of Mahmoud Kahlil; a hate incident at a middle school where students were assaulted for wearing head coverings at school; blockage of aid into Gaza by the state of Israel; lack of a United States distributor for *No Other Land*; and a 6 year old boy who was killed by his landlord.

Alice H., with one minute ceded by Ashraf Hawari, provided background on herself; spoke on behalf of the Muslim and Arab community who will be affected by the proposed changes; discussed the spirit of the proposed redlines toward more inclusivity; concern with taking a step backwards; the increase of anti-Muslim, anti-Arab, and Islamophobic hate crimes; actual violence; she cited multiple, specific violent incidents; expressed concern that despite the highest number of anti-Arab and anti-Muslim incidents reported in history in 2023, Culver City is proposing to strike language during the holy month of Ramadan; discussed extermination in Gaza while Culver City passed a resolution to stand with the perpetrator of war crimes; refusal to heed calls for a ceasefire or amendment to the resolution; protecting the disenfranchised; racism, hatred and violence on American soil; City legislators; keeping the existing 2016 resolution with added coverage; she proposed listening to Arab and Muslim community members; and she asked that the anti-Muslim language not be removed from the resolution.

Jesse Mays, Assistant City Manager, indicated that the intent was to keep the 2016 resolution in place and to create a new resolution; discussed confusion with redlined portions of the document to reflect changes; elimination of specific language regarding Muslims; and use of broader language.

Discussion ensued between staff and Council Members regarding amending the title of the 2016 resolution so there are not two resolutions with the same title, and clarification that resolutions are adopted and rescinded, not amended.

Darrel Menthe spoke on behalf of himself in support of Culver City's Sanctuary City policies; discussed the climate of fear; the ordinary policy that is within Culver City's rights; historical precedent; Prohibition; the Volstead Act; the question of whether states can cooperate with the federal government when it is not a state crime; the right of the states to choose not to spend time or money enforcing federal law; the repeal of Prohibition laws; and hope that if cities take a stand, there will be a more just set of immigration laws enacted.

Ronald Davis spoke in support of a new resolution that would take opposition of any expressions of hate aimed at Arab, Muslim, and Jewish communities into consideration; discussed hate and death messages sent; the need to address the moment and deal with current issues; concern that Culver City has remained silent on issues affecting them; support for addressing specific concerns rather than passing a pro forma resolution; and concern with using a generic resolution to justify attacks on anyone criticizing the state of Israel and the war against Palestinian people as antisemitic.

Denise Neal asked about the role consulates play in protecting people they are supposed to be representing and she noted that people were afraid of being sent away.

Discussion ensued between staff and Council Members regarding enhancements to Sanctuary City policy; letting people know they can come to Culver City; valid concern that changes are being proposed during a time when the affected community cannot come out to address them; the redlined version; and the new resolution proposed.

Additional discussion ensued between staff and Council Members regarding the need to rescind the old resolution and adopt a new one on another night; appreciation to staff for their



efforts; response to the incoming federal administration; being responsive to increased hate crimes; bringing back a resolution from 2015 vs. creating a new one; concern with leaving a group out of a specific list; bringing in data on what is happening in the county; making a data-driven decision; benefits of providing generality; the goal of recommitting values to community members; inclusion of general language in addition to categories cited; representation of all human beings in the City; combining language; Sanctuary City policy; concern with use of transit systems for immigration enforcement; the inability to prevent ICE (Immigration and Customs Enforcement) from boarding a bus; warrants; reasons when the City has to comply; protocol when no documentation is available; potential for a Know Your Rights information campaign on buses; information provided on Metro; the agenda item for review of privacy policies; and information collected across departments including license plate technology, body cameras, and drones.

Further discussion ensued between staff and Council Members regarding appreciation to community members who provided input; support for combining language, expansion of Know Your Rights information on buses, in parks, and in Council Chambers; potential collaboration with business associations and any other stakeholders; the recent Defending Democracy event; the impact of discrimination on everyone; providing small cards with information; helping people know that everyone is invested in their safety and well-being; lifting up values; funding attached to Culver City United vs. Hate Week; support for anti-hate and Know Your Rights activities; Bet Tzedek; people in crisis; and appreciation for the quick response to help people feel safe.

Discussion ensued between staff and Council Members regarding agreement with speakers who ensure that the item be deferred to allow for inclusion; support for general and specific language and spreading the word with a Know Your Rights campaign; providing a list of pro bono attorneys; a suggestion to ensure that gender identity is included; addressing the LGBTQIA community; federal agents going after violations; women going to other states for reproductive rights; Sanctuary City as referring to immigration status; reproductive rights and gender affirming care; CCPD policy not to share information with federal authorities; the impetus behind the request for the privacy review; concern that information is shared with other police agencies that do not have the same provisions that Culver City has; direction about authorizing the City Attorney to join the Amicus Brief; inclusion of language about gender affirming care; clarification that the item would return as an Action Item

to receive additional public comment; and gender vs. gender identity.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CULVER CITY COUNCIL: COMBINE VERSIONS A AND B OF THE ANTI-HATE RESOLUTION; ENSURE THAT THE POLICE POLICY COMES BACK FOR A PRIVACY REVIEW; POTENTIAL INCORPORATION OF LGBTQ GENDER AFFIRMING CARE; BRINGING BACK THE ITEM AS AN ACTION ITEM; INCLUDING GENDER IDENTITY; THE POTENTIAL FOR WORK WITH BET TZEDEK OR ANOTHER PARTNER ON KNOW YOUR RIGHTS IN LIEU OF HAVING MORE PANELS FOR UNITED VS. HATE WEEK; PROVIDING CARDS; DOING OUTREACH TO STAKEHOLDERS FOR FURTHER AMPLIFICATION ON CULVER CITYBUS AND OTHER COMMON AREAS SUCH AS PARKS; AND AUTHORIZATION FOR THE CITY ATTORNEY TO SIGN ANY AMICUS BRIEFS IN ALIGNMENT WITH THE POLICIES.

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Item A-4

**CC - (1) Update on the AARP Network of Age-Friendly States and Communities' Needs Assessment; (2) If Desired, Creation of a Related City Council Ad Hoc Subcommittee and Appointment of Two Council Members; and (3) Direction to the City Manager as Deemed Appropriate**

Ted Stevens, Parks, Recreation, and Community Services Director, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal questioned whether Culver CityBus would be an active part of creating same site stop transfer points; discussed strategically placed stops, benches, and shade; logistical problems; multi-generational activities or committees where seniors are not isolated from other age groups; and interactive participation in other aspects of the City's functionality.

Discussion ensued between staff and Council Members regarding appreciation to staff and the consultants for their work; the ad hoc subcommittee from 2019; prioritization; next steps; funding; getting key players together to have conversations; prioritization within department work purview; feedback from those surveyed that Culver City is a good place to age; keeping seniors at the forefront of everything that is done; the

committee as an essential part of seeing the project through; the value of providing a forum for feedback; reported household income of survey respondents; ensuring that people are not displaced; responsiveness to concerning data; parallels; falling in line with state and national trends; best practices; potential ways to move forward; streamlining outreach to older adults; providing a specific location for information; support for more intergenerational engagement; reciprocal benefit; the Senior Prom; creating a space for seniors; prioritizing older adults; the youth-obsessed society; support for an ad hoc committee; willingness to serve; complicated decisions; retrofitting households; offering connections and help; percentage of the population that are members of the Senior Center; non-residents who are members; the county requirement to provide services to non-residents; cost of proper care; and the possibility of designating one of the future affordable housing projects for senior care.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CREATE THE AD HOC AGE FRIENDLY STATES AND COMMUNITIES NEEDS SUBCOMMITTEE AND APPOINT MAYOR O'BRIEN AND VICE MAYOR PUZA THERETO.

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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 asked that the City Council follow through on outreach to National Corps, Front Porch, Caring Housing Ministries, and Homes for Life to help with the Culver Palms Jubilo Village project.

Mayor O'Brien indicated that he would provide contact information for CCSM to Ms. Neal or she could speak with Disa Lindgren.

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

Council Member Vera asked that when the meeting is adjourned, that it be adjourned in memory of Police Lieutenant Frank Agosta.

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**Council Member Requests to Agendize Future Items**

Vice Mayor Puza reported meeting with representatives from Sony, Amazon, Apple, Warner Brothers, and Discovery who all indicated support of AB1138 and SB630 to strengthen and modernize the Hollywood film tax credits and he asked for support to agendize a resolution to support the bills.

Discussion ensued between staff and Council Members regarding broadening tax credit to unscripted television shows.

City Council consensus was achieved to agendize the following items:

- Consider the number of required community meetings, potentially adding or subtracting meetings, and request Planning Commission input
- Direct Parks, Recreation and Community Services (PRCS) to consider renaming the room in the Veterans Building named for a former sister city to the Capo d'Orlando Room for their centenary year
- Consider a resolution to support AB1138 and SB630 to strengthen and modernize Hollywood film tax credits

MOVED BY COUNCIL MEMBER VERA, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF POLICE LIEUTENANT FRANK AGOSTA.

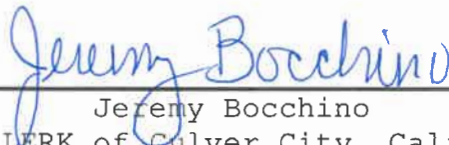
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March 10, 2025

### Adjournment

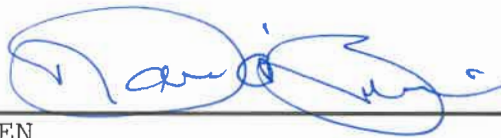
There being no further business, at 12:54 a.m. on Tuesday, March 11, 2025 the City Council, Housing Authority Board, Parking Authority Board, Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Police Lieutenant Frank Agosta to a meeting to be held on March 17, 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: APRIL 14, 2025