

OFFICIAL MINUTES

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

March 16, 2026  
7:00 p.m.

**Call to Order & Roll Call**

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 5:37 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

\*Vice Mayor Fish joined the meeting at 5:35 p.m.

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**Closed Session**

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, indicated that no requests to speak for Closed Session had been received.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Fish joined the meeting.

At 5:38 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

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

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**CS-3** CC - Conference with Real Property Negotiators  
Re: 10401 Virginia Avenue, Culver City, CA 90232  
City Negotiator: Mark Muenzer, Planning and Development Director  
Other Parties' Negotiator: Keith McNutt, Vice-President, Actors Fund Housing Development Corporation  
Under Negotiation: Both Terms and Price  
Pursuant to Government Code Section 54956.8

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**CS-4** CC - Conference with Legal Counsel - Existing Litigation  
Re: Sarah Beth Lane v. City of Culver City

Case No. 24SMCV01168

Pursuant to Government Code Section 54956.9(d) (1)

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**CS-5** CC - Conference with Legal Counsel - Existing Litigation

Re: Young Soon Hong v. City of Culver City

Case No. 24SMCV02767

Pursuant to Government Code Section 54956.9(d) (1)

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**Regular Session**

Mayor Puza reconvened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 7:03 p.m. with five Council Members present.

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

Item R-1

**CC - Recognition of Outstanding Life Saving Efforts Performed by Athletic Trainer Jonathan Rivas, at Culver City High School**

Mayor Puza presented a Certificate of Recognition to Culver City High School Athletic Trainer Jonathan Rivas in appreciation for his heroic response during a track meet emergency involving a 14-year-old student noting that his preparedness, professionalism, and commitment to the safety of others directly contributed to saving a young life.

Brian Sua, Culver City Fire Department (CCFD), commended Mr. Rivas's decisive action and presented him with a certificate from Zoll and challenge coins from CCFD and Zoll.

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Item R-2

**CC - Recognition of Outstanding Life Saving Efforts Performed by Lifeguards Adrian Esqueda, Graciela Galvan, Kalen Lehmann,**

**and Jesus Santiago at the Culver City Plunge**

Mayor Puza presented Certificates of Recognition to Lifeguards Adrian Esqueda, Graciela Galvan, Kalen Lehmann, and Jesus Santiago in honor of their outstanding service and life-saving response to a medical emergency at the Culver City Plunge that saved a life.

Brian Sua, CCFD, commended the team's coordinated response before emergency services arrived noting that Debbie was present in the audience.

Crystal Alexander, Parks, Recreation and Community Services (PRCS) Commissioner, offered remarks on behalf of the PRCS Commission; discussed the work necessary to become a lifeguard; and thanked the lifeguards for their service.

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**Pledge of Allegiance**

Mayor Puza led the Pledge of Allegiance.

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**Land Acknowledgement**

Mayor Puza read the oral statement of Land Acknowledgement.

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**Closed Session Report**

Mayor Puza indicated nothing to report out of Closed Session.

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

Council Member Vera announced a benefit for the Backpack for Kids program hosted by the Exchange Club on April 11 at the old NFL building at 10950 Washington Boulevard.

Council Member O'Brien congratulated Mayor Puza and Vice Mayor Fish on their recent birthdays; reported on the Chamber of Commerce's 10th Annual Women in Business Awards Luncheon;

reminded the public to be safe and enjoy St. Patrick's Day; and he announced upcoming Sepulveda Connects design workshops on March 18 at the Senior Center, a virtual open house on March 21 at Sunkist Park, and a session on April 2 at Veterans Memorial Building.

Council Member McMorris discussed the pre-Oscar reception hosted at the Wende Museum and congratulated Michael B. Jordan on his Academy Award win; reported attending the Jubilo Village groundbreaking on March 13; announced that a community meeting for the draft Homelessness Plan update would be held on March 17 at City Hall; and she wished the community a safe and restorative spring break.

Vice Mayor Fish thanked Council Member O'Brien for sharing the Sepulveda Connects workshop information; reported attending an interfaith dinner at Jackson Market celebrating Iftar, Ramadan, Shabbat, and Lent hosted by Jewish Voices for Peace, Muslim Public Affairs Council, Culver City Residents for Peace, and other organizations, with proceeds benefiting Heal Palestine; he extended best wishes to the community in advance of Passover beginning April 1; and noted upcoming Seder events on March 22 at the Wende Museum and on April 2 at Temple Akiva.

Mayor Puza discussed the groundbreaking of Jubilo Village; receipt of a gift of a water wheel from Sister City Kaizuka, Japan currently on temporary display in the first-floor atrium of City Hall with plans for permanent installation at the Kaizuka Meditation Garden at the Culver City Julian Dixon Library; and he read a message from the Mayor of Kaizuka City commemorating sixty years of friendship between the two cities.

Council Member O'Brien indicated having items to contribute to the display of the wheel when it is installed.

Council Member McMorris exited the dais.

Mayor Puza discussed concern with opposition expressed in a letter from the Culver City Police Officers Association (CCPOA) to AB (Assembly Bill) 1537 prohibiting peace officers from being employed by the Department of Homeland Security or ICE; the City Council stance on ICE, DHS and the status of Culver City as a Sanctuary City; and communication with the CCPOA president who indicated that CCPOA did not authorize the use of their logo on the letter and had requested its removal.

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

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, read the statement on hate speech and guidelines to make public comment.

The following members of the public addressed the City Council:

Monica Richardson provided copies of her remarks to Council Members; discussed a perceived conflict of interest involving Vice Mayor Fish's work with the county on transportation policy and his advocacy for bicycle infrastructure; overlooking resident concerns; urged Vice Mayor Fish to recuse himself from Overland Avenue project decisions to ensure transparency and fair representation for all residents; noted community opposition; discussed the existing bike lane; the need for all parking and designated right turn lanes to remain; she requested a copy of the 2017 report related to dedicated right-turn lanes on Overland; asserted that Vice Mayor Fish was biased toward bike infrastructure that hurts the flow of traffic; noted the importance of curb access; and she expressed concern that businesses would be ruined.

Vice Mayor Fish reported previous consultation with the City Attorney and asked that the matter be addressed on the record.

Heather Baker, City Attorney, confirmed that Vice Mayor Fish's work with the county does not present a legal financial conflict precluding his participation in these matters.

Frank Tammariello discussed a grant from the Board of State and Community Corrections of up to \$1 million with an application deadline of March 30, 2026; challenges with the legalization of cannabis; the work of his company to facilitate collaboration between grant writers and public safety staff to help agencies use funds for enforcement, training, and related resources; their work with the Azusa police department on similar efforts; he offered assistance to Culver City in submitting an application; and provided informational handouts about the grant.

Mayor Puza directed Mr. Tammariello to submit information to the City Clerk.

Joy Rodriguez, Culver City resident, expressed opposition to

proposed changes on Overland Avenue citing concerns about removal of parking and its impact on families, renters, and small businesses; discussed information in the Bicycle and Pedestrian Action Plan (BPAP) indicating that 78% of residents commute by driving; congestion and pollution; parking as a necessity, not a convenience; increased stress for families; safety issues with having to park further away; she felt that transportation planning should serve the entire community; and she asked the City Council to reconsider plans on Overland, Elenda, and Sepulveda.

Melissa Sanders commented on differences in optics depending on the Council Member involved; asked that Vice Mayor Fish recuse himself; discussed groundbreaking for the Jubilo Village project; concern about equitable parking requirements across projects; and the use of public funds.

Marci Baun indicated being a PRCS Commissioner speaking on her behalf; cited data showing 15,000 daily car trips versus 52 bicycle trips on Overland Avenue and she raised concerns about pedestrian safety, especially for women and families traveling after dark, and creating more traffic.

Council Member McMorris returned to the dais.

Jack Galanty announced that Metro's Westside Service Council had passed a motion selecting the San Vicente/Fairfax route as the locally preferred alternative for the K-Line northern extension; urged the City to submit a letter of support; discussed connectivity provided; upcoming Metro meetings regarding the K-Line northern extension; indicating being a disabled cyclist using of his bike to get around; and he wanted to see accessibility features included in in upcoming projects to increase walkability.

Nancy Barba requested that the City Council agendaize a discussion on the City's use and contract with Flock and its Automatic License Plate Readers (ALPR), citing concerns about potential data sharing with federal immigration agencies; discussed a recent incident in which a resident was detained outside Culver City Police Department (CCPD); the press release; CCPD statements indicating that they do not collaborate with immigration agencies; media reports that Flock shares the data with federal agencies; steps Culver City can take to not share data or to end the contract with Flock; and protecting community members at risk from immigration agencies.

Ronald Ostrin discussed how great it was to grow up in Culver City; taking side streets to ride his bike; his opposition to proposed bicycle infrastructure changes on Overland Avenue; concerns about traffic gridlock; past initiatives that required costly corrections; the importance of working for the City; ignoring resident concerns; and he hoped people would remember the changes during the next election.

Patrick Godinez, Culver City Housing Participant, congratulated the Council on the Jubilo Village groundbreaking; discussed money invested by City taxpayers; depletion of Housing Authority funds; he urged the City Council to ensure an equitable and transparent tenant selection process for the affordable units; discussed Culver City families signed up on the Section 8/Housing Choice Voucher waiting list; asked that the City post and/or send out notices regarding eligibility and criteria for the process, along with the dates and deadlines for Jubilo Village tenant selection; and he proposed inviting HUD (Housing and Urban Development) into the process for compliance reasons.

Rene Rivas, longtime resident, expressed concerns about the proposed Overland Avenue project; discussed his daughter's attendance of the LA Goal program on Overland; reported personally tracking bicycle activity on Overland and finding very few cyclists during the surveyed week; questioned where Culver City got their data; and asked the City to reconsider and look at data being used to make decisions.

Dora Rivas expressed opposition to proposed changes on Overland Avenue noting adverse effects to residents; discussed the number of special needs individuals served by the LA Goal program; the adjacent adult school and public library that already create significant traffic challenges in the area; and she asked the City Council to reconsider the Overland project.

Marta Valdez expressed opposition to the Sepulveda Connects project and presented a flyer; discussed questions raised repeatedly in the community workshops asking who decided on the changes and why the project was moving forward; the importance of parking for small businesses; reported that business owners along the Sepulveda Corridor were largely unaware of the proposed parking removal and uniformly opposed it; she questioned whether the project would help or harm businesses on Sepulveda; and she addressed the City Council in Spanish on behalf of residents and business owners along Sepulveda.

Jeannine Wisnosky thanked the City for implementing the new

four-way stop sign at Motor and Braddock; asked when crosswalks were coming; renewed her request originally made in 2020 for Culver City to establish a lobbyist registry to increase transparency; cited current agenda items illustrating the importance of transparency; she felt it was important for the public to understand who is lobbying for projects; noted that many other area cities provide transparency tools; and she discussed being the first city with a single staircase.

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MARCH 16, 2026.

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### **Order of the Agenda**

Item C-8 was pulled from the Consent Calendar for separate consideration.

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### **Consent Calendar**

Council Member Vera requested that Item C-8 be pulled for separate consideration.

Vice Mayor Fish indicated having a comment regarding Item C-7.

Mayor Puza invited public comment.

The following members of the public addressed the City Council

Ronald Ostrin, with one minute ceded by Leslie Ostrin, spoke on Item C-8, discussed his experience offering housing in Culver City; rent control; making it unappealing to be a landlord in Culver City; he wanted to see the City Council do what is best for residents; expressed opposition to using grant funds for a Right-to-Counsel program; and he urged the City to direct funds to rental assistance instead.

Meg Sullivan, with one minute ceded by Steve Roe, spoke on Item C-8, indicated being a housing provider in Culver City;

discussed the agenda's description of Item C-8; previous application of the grant; concern that the innocuous looking agenda item is pushing Housing Subcommittee plans for the funds with minimal public input; discussed the attempt to create a full Right-to-Counsel program without regard to renter income; lawyering up tenants at the expense of the City; concern that the recommended use of funds had not been adequately weighed against alternative uses; concern with overreporting eviction filings to make a case for use of legal services; lack of evidence that the proposed use would be the highest and best use of funds; preventing displacement and homelessness with rental support; prolonging the pain of evictions with legal support; and she urged the City Council to direct funds to rental assistance.

Shane Henson indicated being a member of the Advisory Committee on Housing and Homelessness (ACOH) speaking on his own behalf, expressed support for Item C-8 as presented; cited the imbalance between tenant and landlord legal representation in eviction proceedings; discussed eviction as the leading cause of homelessness; his experience as an eviction defense attorney; tenants with terrible outcomes; people who fall through the cracks and become homeless; the PIP (Prohousing Incentive Program) grant; and he described the Right-to-Counsel program as a cost-effective means of preventing homelessness.

Jack Galanty spoke in support of Item C-7, noting that the Metro reimbursement agreement would fund enhanced Culver CityBus service to transport attendees to and from World Cup games at SoFi Stadium.

Jeff Horn spoke in opposition to Item C-8 as presented; discussed lack of evidence that funding for free legal advice is the highest and best use of funding; felt that best use of money is to keep people in housing; discussed difficulties with being a housing provider; risk; support for comments made by previous speakers; protecting good landlords; concern with increased costs for existing landlords; noted that landlords keep good tenants; and he urged the City Council to direct funds to keep tenants housed rather than funding legal representation.

Vice Mayor Fish stated for the record that he had conferred with the City Attorney regarding Item C-7 and determined he does not have a legal financial conflict precluding his participation, as a government entity's salary is exempt as a source of income under FPPC (Fair Political Practices Commission) regulations.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for February 28, 2026 to March 6, 2026**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 28, 2026, TO MARCH 6, 2026.

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Item C-2

**CC - Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality, DBA (Rodeway Inn) for an Additional Amount Not-to-Exceed \$210,000 for Client Damages and Legal Expenses**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY, DBA (RODEWAY INN) FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$210,000 FOR CLIENT DAMAGES AND LEGAL EXPENSES; 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-3

**CC - Approval of a General Services Agreement with United Site Services in an Amount not to Exceed \$89,572.75 for Three Years, With Two Optional One-Year Extensions, to Provide Portable Restroom, Handwashing Stations, Three-Compartment Sinks, and Fencing Services for Fiesta La Ballona**

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH UNITED SITE SERVICES IN AN AMOUNT NOT TO EXCEED \$89,572.75 FOR THREE YEARS, WITH TWO OPTIONAL ONE-YEAR EXTENSIONS, TO PROVIDE RESTROOMS,

HANDWASHING STATIONS, THREE-COMPARTMENT SINKS, AND FENCING SERVICES FOR FIESTA LA BALLONA; 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-4

**CC - Adoption of a Resolution to Accept a Grant Award in the Amount of \$35,000 from the National Fitness Campaign and Allocate Funds for an Outdoor Fitness Court® at Tellefson Park or Culver City Park as Part of the 2026 National Fitness Campaign**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION ACCEPTING A GRANT AWARD IN THE AMOUNT OF \$35,000 FROM THE NATIONAL FITNESS CAMPAIGN AND ALLOCATING FUNDS FOR AN OUTDOOR FITNESS COURT® AT TELLEFSON PARK OR CULVER CITY PARK AS PART OF THE 2026 NATIONAL FITNESS CAMPAIGN.

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Item C-5

**CC - Adoption of a Resolution Approving and Confirming the Findings of the 2025 Annual Housing Element Progress Report and 2025 General Plan Annual Progress Report**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND CONFIRMING THE FINDINGS OF THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT AND 2025 GENERAL PLAN ANNUAL PROGRESS REPORT.

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Item C-6

**CC - (1) Approval of a Side Letter of Agreement (LOA) to the 2023-2026 Culver City Employees Association (CCEA) Memorandum of Understanding (MOU) for a 15% Salary Adjustment to the Fleet Services Supervisor Classification; and (2) Adoption of a Resolution Adopting an Updated Classification and Salary Plan for City Employees, Effective March 23, 2026 to Reflect the Fleet Services Supervisor Salary Adjustment.**

THAT THE CITY COUNCIL:

1. APPROVE THE SIDE LETTER OF AGREEMENT TO THE 2023-2026 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE CULVER CITY EMPLOYEES ASSOCIATION FOR A 15% SALARY ADJUSTMENT TO THE FLEET SERVICES SUPERVISOR CLASSIFICATION; AND,
2. ADOPT A RESOLUTION ADOPTING AN UPDATED CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES, EFFECTIVE MARCH 23, 2026, TO REFLECT THE FLEET SERVICES SUPERVISOR SALARY ADJUSTMENT.

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Item C-7

**CC - Approval of Culver CityBus Regional Transit Provider Agreement with Los Angeles County Metropolitan Transportation Authority (Metro) for the 2026 FIFA World Cup Games Enhanced Transit Service ("WCGETS")**

THAT THE CITY COUNCIL:

1. APPROVE THE CULVER CITYBUS REGIONAL TRANSIT PROVIDER AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE 2026 FIFA WORLD CUP GAMES ENHANCED TRANSIT SERVICE; AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE AGREEMENT; 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-8

**CC - Adoption of a Resolution Authorizing Submission of an Application for the State of California Prohousing Incentive Program (PIP) Grant from the California Department of Housing and Community Development by the Housing and Human Services Department**

Discussion ensued between staff and Council Members regarding appreciation for those who came out to speak and to the subcommittee for their work on the item; appropriate use of PIP grant funds; concern with appropriating one-time funds for a permanent program that already exists within the City's annual budget for the Right-to-Counsel program; preference for directing the majority of funds to rental assistance or the Housing Trust Fund; a request to bifurcate the motion; appreciation to Meg Sullivan for flagging the issue; other eligible uses of funding indicated that do not include Right-to-Counsel support; helping people pay their rent so they do not need to go to court; delaying the inevitable; eviction as the typical result of instances where tenants have gone to court; support for accepting the funds; the need to pay for certain things such as Rapid Rehousing; support for allocating the majority of funds for Rapid Rehousing; and helping to support people while they find somewhere else to live.

Additional discussion ensued between staff and Council Members regarding the recommendation from both the ACOHH and the City Council Standing Housing and Homelessness Subcommittee (SHHS) to use the majority of funds for a Right-to-Counsel program; clarification that Culver City had not yet been awarded the designation, rather they were awaiting information from HCD; communication with HCD regarding use of the funds for a Right-to-Counsel program; meetings with Bet Tzedek; the significant downward revision to estimated costs; clarification that any program would go out for RFP (Request for Proposals); the one-time allocation of up to \$750,000 from HCD; use of the funds until they are exhausted; the ability to apply for funding again; funding that would allow for a pilot program; coupling Right-to-Counsel or a rental assistance program; allocation of funding to different categories within the PIP grant funding application; consideration of uses of the funding by the SHHS; presentations from Bet Tzedek; estimates from Stay HousedLA; legal assistance as a complement to rental assistance; the majority of people evicted due to a lack of rental payments; legal issues to be sorted out; a Right-to-Counsel program and ordinance enacted by the City of Los Angeles in April 2025; imbalance of resources that make tenants vulnerable; appreciation for the rental assistance program; Measure A funding; the current rental assistance program; the experience of San Francisco; \$150,000 currently set aside for tenant legal services; services limited to those at an 80% AMI (Annual Median Income) level; and current amounts already allocated to rental assistance and to tenant legal workshops.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR ROUND 4 FUNDING UNDER THE PROHOUSING INCENTIVE PROGRAM (PIP); AND,

2. AUTHORIZE PRIORITIZATION OF ANY AWARDED FUNDS TO THE IMPLEMENTATION OF A RIGHT-TO-COUNSEL PROGRAM AND A RENTAL ASSISTANCE PROGRAM.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-7.

Discussion ensued between staff and Council Members regarding concern with using one-time funding for an ongoing program and figuring out funding as things go along; concern that the City has been put in financial jeopardy in the General Fund and the Reserve Fund; and support for creating a robust Housing Trust Fund.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL APPROVE ITEM C-8.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Members O'Brien and Vera indicated that they would have voted yes if a portion of the funds would had gone to rental assistance programs.

Council Member McMorris asked that current amount of rental assistance already allocated be included to show how much is currently going to rental assistance programs.

Discussion ensued between staff and Council Members regarding the amount already going to Right-to-Counsel and clarification that those monies support legal workshops and provide legal assistance.

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**Action Items**

**(1) Consideration of a Series of Community Screening Events/Activations Related to the 2026 World Cup; (2) Update on the City's 2028 Olympics Planning Efforts; and (3) Direction to the City Manager as Deemed Appropriate.**

Elaine Warner, Economic Development Director, provided a summary of the material of record; noted a potential MOU (Memorandum of Understanding) with the Cultural Arts Foundation for a citywide 2028 Olympic sponsorship program; indicated awaiting confirmation from a few other countries regarding their use of private venues for hospitality houses; and she discussed work on emergency management planning for the duration of the games.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Jack Galanty, with one minute ceded by Mark Galanty, expressed support for the events; proposed additional naming options including "Soccer Action Starts Here in the Heart of Screenland," "From Movie Magic to Match Day Excitement," and "Culver City -Every Match a Standing Ovation"; he wanted to see expanded community input for improving bicycle and pedestrian planning in connection with the major sporting events; discussed encouraging tourists to walk, dine, and shop in Culver City; and local Paralympic events in Venice that will lead to an increase in cyclists and active mobility users in the area.

Discussion ensued between staff and Council Members regarding event locations and the selection process; successful outreach that resulted in Paraguay being excited about Culver City; naming convention options; Council Member support for "Soccer Action Starts Here" "Lights Camera Goal," and "Kick It with Culver City"; support for conducting a brief online community survey; interplay with the recent Culver City branding update; the launch of Explore Culver City; the limited banner run specific to FIFA; the Explore Culver City webpage; number of community screenings; goals; projected attendance; promoting businesses doing screenings; location selection; appreciation for the update on hosting sites; strategy on the Emergency Management Plan; looking at best practices; and looking at what neighboring cities are doing.

Additional discussion ensued between staff and Council Members regarding context on venue selection criteria; costs; a request for a future itemized breakdown of public safety costs for events; a suggestion to activate Main Street as a street closure for the downtown Finals screening; concern with activating the Entertainment Zone at the same time; street closure bollards; use of Town Plaza; openness of the Downtown Business Association (DBA) to a street closure; approval of the beer and wine garden RFP; and pursuit of the Entertainment Zone option.

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A SERIES OF COMMUNITY SCREENING EVENTS/ACTIVATIONS RELATED TO THE WORLD CUP 2026, TO INCLUDE CITY SPONSORSHIP FOR RELATED EVENTS IN ASSOCIATION WITH THE IVY STATION AND THE REPUBLIC OF PARAGUAY; AND,

2. APPROVE THE ISSUANCE OF AN RFP RELATIVE TO A BEER AND WINE GARDEN AT THE VETERANS' MEMORIAL PARK ACTIVATIONS ON JUNE 12TH AND JULY 11<sup>TH</sup>.

Vice Mayor Fish discussed their application for the Metro transit-oriented fan zone and staff agreed to return with further information when it is available.

Council Member McMorris exited the dais.

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Item A-2

**(1) Approval of Remit Question and Schedule for the Civic Assembly as Recommended by the Civic Assembly Ad Hoc Committee; and (2) Other Direction to the City Manager as Deemed Appropriate**

Lisa Soghor, Assistant City Manager and Chief Financial Officer (CFO), requested approval of the final remit question for the Civic Assembly; discussed inclusion of the assembly process in the current year budget following a procurement process, with the Center for New Democratic Processes (CNDP) approved as the professional services contractor; City Council approval of the demographics for the assembly; she indicated that the proposed remit question is: "How might the City of Culver City increase public participation in the budget process?"; and she introduced Kyle Bozentko and Sara Atwood with CNDP.

Kyle Bozentko, CNDP, discussed goals; accommodating and incorporating a priority-based budgeting approach; the process; and equipping randomly selected participants with foundational knowledge, empowering them to identify barriers and generate recommendations for the City Council to consider for the current budget cycle.

Council Member McMorris returned to the dais.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Jeannine Wisnosky discussed per-participant cost of the assembly; urged the consultants to be mindful of potential facilitator bias; and called for greater transparency in overall City processes.

Discussion ensued between CNDP representatives, staff, and Council Members regarding appreciation for the work done; the shift to priority-based budgeting; looking at how the assembly integrates with the City's priority-based budgeting process and how participant independence would be maintained; plans for coordinated public communications; equipping the public to drive the process rather than making them fit into an existing system; helping the public articulate their feelings throughout the assembly; release of the call to action to the public by April 6, 2026; matching digital outreach with the postcard design to avoid confusion; collaboration with the City's Chief Communications and Public Affairs Officer to develop a coordinated outreach strategy; promotion through social media; engagement in a wholistic process; and ensuring a robust number of people sign up to participate and people understand that it is a City process.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE PROPOSED REMIT QUESTION AND SCHEDULE FOR THE CIVIC ASSEMBLY AS RECOMMENDED BY THE CIVIC ASSEMBLY AD HOC COMMITTEE.

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Item A-3

**CC:HA:PA - (1) Authorization to the City Manager to Pursue the Formation of a Joint Powers Authority (JPA) to Finance Existing**

**City Obligations and Future Special Projects; (2) Approval of a Professional Services Agreement with Orrick, Herrington & Sutcliffe LLP for the Establishment of the JPA and Bond Counsel Services; (3) Approval of a Professional Services Agreement with PFM Financial Advisors LLC for Financial Advisory Services Related to Lease Revenue Bonds; (4) Approval of a Professional Services Agreement with Ernst & Young U.S. LLP for Financial Analysis and (5) Other Direction to the City Manager as Deemed Appropriate**

Lisa Soghor, Assistant City Manager/CFO, provided a summary of the material of record.

Jade Turner Bond, Orrick, Herrington and Sutcliffe, provided background on the organization; reviewed the lease revenue bond structure and formation of a JPA (Joint Powers Authority); discussed the JPA between Culver City and the Housing Authority; bonds issued to finance Capital Improvement Projects (CIPs), with the City making rental payments to repay bonds over a 20- to 30-year term from the General Fund; consideration of parking garages as the leased asset; the common process by many other cities; and identification of the best structure for Culver City.

Responding to inquiry, Darren Hodge with PFM, discussed use of a 30-year taxable bond structure; projected annual debt service payments; estimated interest rates; and investigation of options to find the lowest interest rate.

Discussion ensued between Jade Turner-Bond, staff, and Council Members regarding the previous Financing Authority with the Redevelopment Agency; bonds in the Sewer Fund that allow capital work on the sewer system; remaining payments on Redevelopment Agency bonds; interest rates; and proving a history of making payments with respect to Enterprise Funds.

Discussion ensued between staff and Council Members regarding use of the Housing Authority rather than the Parking Authority; providing the most flexibility to address affordable housing; and addressing other infrastructure needs.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Crystal Alexander, with one minute ceded by Kenneth Alexander,

indicated that she was not speaking in her capacity as a PRCS Commissioner, but rather as a former elected City Treasurer with 30 years of government finance experience; expressed support on behalf of the PRCS Commission for using the JPA as a tool to fund parks improvements, feasibility studies, the Parks Master Plan, and a potential sports complex at Bill Botts; discussed bonds; effective use for parks and other items; the inability of Culver City to pay in real time anymore; creation of a funding source to pay for the other things the community is talking about; lease revenue bonds; and the ability to service the debt.

Jack Galanty, with one minute ceded by Mark Galanty, reported attending the City Council Strategic Planning meeting on February 14, 2026, and expressed strong support for the JPA as a new revenue stream to fund CIPs and much needed projects.

Jeannine Wisnosky noted for the record that the instrument is partially intended to repay the General Fund and Housing Authority for their past and future contributions to Jubilo Village and create a separate fund for other future special projects; discussed the structural deficit; cautioned against using the JPA as a general spending vehicle; and urged the City Council to learn how to spend money wisely.

Discussion ensued between staff and Council Members regarding exploring a JPA and getting consultants onboard; concern with spending that got the City into the current state; support for getting CIPs done; creating a revenue generating tool; finding a creative way to address the deficit as well as crumbling infrastructure; community input; the City's prior bond history in sewer/wastewater and former Redevelopment Agency bonds as context for bond market positioning; money approved for the consultants; costs built in to the cost of issuance rather than out of reserves; the need for Culver City to have a financial plan; the role of the Housing Authority versus the Parking Authority in the JPA structure; flexibility provided by the JPA to fund parks, sidewalks, affordable housing, and other infrastructure; examination of the reserve policy; and the City Manager's confirmation that further steps, including JPA board structure and project specifics, would return to the Council for approval.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. AUTHORIZE THE CITY MANAGER TO PURSUE THE FORMATION OF A JOINT

POWER AUTHORITY (JPA) TO FINANCE EXISTING CITY OBLIGATIONS AND FUTURE SPECIAL PROJECTS; AND,

2. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ORRICK, HERRINGTON & SUTCLIFFE LLP FOR THE ESTABLISHMENT OF THE JPA AND BOND COUNSEL SERVICES; AND,

3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PFM FINANCIAL ADVISORS LLC FOR FINANCIAL ADVISORY SERVICES RELATED TO REVENUE LEASE BONDS; AND,

4. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ERNST & YOUNG U.S. LLP FOR FINANCIAL ASSISTANCE SERVICES; AND,

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

6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,

7. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item A-4

**CC - Discussion and Direction on California State Senate Bill 79, the Abundant and Affordable Homes Near Transit Act**

Heather Baker, City Attorney, noted for the record that Vice Mayor Fish and Council Member O'Brien had leasehold interests within a short distance of the SB 79 zones and she confirmed that both could participate under the Public Generally exception.

Troy Evangelho, Advanced Planning Manager, provided a summary of the material of record with options for implementing SB 79; noted that locations could change as Southern California Association of Governments (SCAG) had the responsibility of producing the official SB 79 map by July 1, 2026; discussed potential locations; locations where SB 79 does not apply; actions being taken by other area cities; he summarized potential implementation options; discussed the staff recommendation; and timeline.

Mark Muenzer, Planning and Development Director and Interim Housing and Human Services Director, discussed work done by staff on the complicated legislation; the need to finish the Hayden Tract and Fox Hills Specific Plans as part of the General Plan and Zoning Code; and staff capacity.

Travis Morgan, indicated being a member of the BPAC noting that he was speaking representing the Livable Communities Initiative (LCI), provided background on the organization; presented LCI's vision for Culver City; discussed their advocacy for an alternative plan concentrating density along transit corridors to enable walkable, mixed-use development and unlock single-stair construction; lowering traffic impacts with dense housing along transit corridors; supporting local retail businesses with immediately adjacent customers; current densities; SB 79 by default; and their recommendation to pursue Option 4 with engagement of academics to accelerate the process or Option 2 to encourage pedestrian oriented design in multi-family areas.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Kyle Allen-Niesen expressed support for SB 79 and Option 4; suggested potentially folding in the Hayden Tract Specific Plan; discussed looking at adding density in the Hayden Tract to reduce impacts on other neighborhoods; and consideration of half implementation to allow time.

Jeanne Black indicated being a Planning Commissioner speaking in her personal capacity; urged that the City Council support Option 4; discussed the SB 79 default option to treat all properties alike and mandate increased density and building height limits; acknowledgement that developing an alternate plan would be a heavy lift for the Planning Department; noted that developing an alternative plan would allow Culver City increased control over its own destiny; discussed the ability to designate less density in the residential areas that are further from a transit stop and reallocate to areas along corridors where residents prefer with an HCD-approved plan; and she expressed support for the LCI approach.

Paul Goodwin indicated being a longtime homeowner in the McManus district; urged balancing housing production with neighborhood preservation; and expressed hope that increased density could be focused on corridors.

Melissa Sanders expressed strong opposition to allowing multi-unit development in R1 single-family neighborhoods; concern with what infrastructure would be able to handle; quality of life; and she asked that current residents be considered when making changes to the nature of Culver City.

Marci Baun indicated being a PRCS Commissioner speaking in her personal capacity; expressed concern about the impact of large buildings on single-family neighborhoods; noted that people who moved into single-family neighborhoods thought that zoning would remain the same; pointed out that none of the developments would be condos and no one would be able to own anything; discussed increased difficulty buying single-family homes if so many are eliminated; pricing people out; and she urged everyone to remember the changes when voting and to vote out the people who are destroying neighborhoods.

Jack Galanty, with one minute ceded by Mark Galanty, expressed support for the full implementation of SB 79 Option 4 and the LCI vision for pedestrian-oriented, transit-accessible corridors; discussed visitors who come to enjoy the local vibe; pedestrian-oriented green design; expanding walkability; Town Plaza; the Culver Steps; the importance of walkable areas for the well-being of the community; and support for expanding access to Culver City.

Mayor Puza exited the dais.

Nancy Barba, Culver City resident, expressed strong support for Option 4; noted that the plan aligned with the City's General Plan; discussed consistency with the TOD (Transit Oriented Development) visioning study; making good on commitments made; people who work in Culver City but cannot afford to live here; commuter traffic and greenhouse gas emissions; social justice and climate issues; she asserted that apartment residents were also stakeholders; stated that the plan directly addressed creating high quality affordable homes, providing pathways to ownership, and rentals at a range of prices and price points; walkable neighborhoods close to jobs, retail and transit; and the 15 minute city.

Scott Epstein, Abundant Housing LA, expressed strong support for Option 4; discussed lack of zoning to support the legalization of single-stair reform; asserted that in the long term the City Council should be looking to upzone all of its corridors; stated that Abundant HousingLA was a co-sponsor of SB 79; discussed work with LCI and other prohousing

organizations; best case scenario for local flexibility provisions built in to SB 79; and he urged the City Council to reject Option 3 that would take staff resources away from working on an alternative plan and limit the flexibility in the long-term.

Mayor Puza returned to the dais.

Jeannine Wisnosky reiterated her request for a lobby registry; discussed providing transparency with presentations to subcommittees and the City Council; reviewed limitations of each option; and concluded Option 4 to be the most thoughtful path forward if growth is thoughtfully focused along corridors rather than solely relating on a radius map.

Joseph Cohen May, Los Angeles Housing Production Institute, expressed support for Option 4 as a starting point; wanted to see all eligible areas to allow 10 units; discussed support for a gradient from the corridors; and he recommended implementing design standards through Option 2 with historical properties excluded with the focus on an alternative plan.

Martin Tomasz, Culver City resident and LCI member, provided background on his neighborhood situation; discussed walkability; neighbors who keep moving out because of the high cost of living; increasing density along the corridors; vibrant retail; and he expressed support for Option 4, noting that 97% of people who work in Culver City commute from outside Culver City.

Ben Parnas indicated being a BPAC member speaking as a private citizen; expressed general support for alternative plans; discussed providing local control; and he suggested the Culver City Transit Center be evaluated as a potential qualifying transit stop given future Sepulveda Connects bus rapid transit plans.

Kira Pusch expressed support for the TOD alternative plan; did not want to see delay implementing SB 79; discussed embracing the intent of the bill by implementing a Culver City specific plan; the opportunity for the City Council; policy that aligns with the values of increased walkability, affordability, and sustainability; the need for increased density along transportation corridors; ongoing commitment to improving bicycle and pedestrian access across Culver City; maximizing the utility of SB 79 locally; and she noted City Council endorsement of SB 79 at the state level.

Lindsay Sturman, LCI, provided background on herself; expressed support for Option 4 citing potential for building broad neighborhood consensus; discussed getting housing built; creating a walkable amenity for everyone; allowing for attainable homeownership; and people who want to live in a walkable neighborhood.

Discussion ensued between staff and Council Members regarding appreciation to staff and to LCI for their efforts; the big City Council decision; the housing crisis; the statewide effort; the importance of local control and flexibility under Option 4; increasing housing across the state; maximizing environmental benefits; support for transit investments with higher ridership; transferring density away from parcels that are unlikely to redevelop to parcels that are; shifting housing from rent stabilized parcels to elsewhere on the map; generating more homes than the default; providing control over destiny; changing underlying zoning in a uniform manner in Option 3; support for designing an approach for Culver City; flexibility afforded by pursuing an alternative plan; avoiding more permanent zoning changes that are more difficult to undo; better applying the purpose of the bill to concentrate density on the corridors closer to the stations where people actually travel; the possibility of layering development standards; protecting historic buildings; pushing homes onto or close to the commercial corridors; reducing the need for vehicle trips; allowing for more homes than with the default plan; and appreciation for the work of the Subcommittee.

Additional discussion ensued between staff and Council Members regarding the opportunity to envision a more welcoming and walkable Culver City; opportunity to have more neighbors; and allowing for people to buy into the community.

Council Member McMorris exited the dais.

Further discussion ensued between staff and Council Members regarding clarification on the map; irregular City borders; the new use; the TOD alternative plan to shift densities within the half mile boundary; the ability to add more density outside of the boundary; advocacy for a larger Arts District Smiley/Blackwelder Plan to reconcile small areas that fall outside of SB 79; the Housing Element; the ability to do Options 2 and 4 together; development of minimum standards as a near-term stop-gap; meeting the July 1, 2026 deadline; a request that the item come back to the Subcommittee when Historic sites are

being reviewed; preserving historic sites while also allowing for housing; the tight timeline for Option 2; and things to work out before going to the Planning Commission.

Travis Morgan, LCI, discussed grant funding available to allow staff to explore academic or nonprofit resources to accelerate the alternative plan process.

Council Member McMorris returned to the dais.

Further discussion ensued between staff and Council Members regarding an MIT grant; other funding sources to pursue the alternate plan; staff research of grant opportunities; and Subcommittee consideration.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: (1) DIRECT STAFF TO RETURN WITH AN INTERIM ORDINANCE UNDER OPTION 2 ESTABLISHING MINIMUM MULTIFAMILY DEVELOPMENT STANDARDS, INCLUDING DEFERRED EFFECTUATION AT HISTORIC SITES, TO BE IN EFFECT BY JULY 1, 2026; AND (2) PURSUE A TOD ALTERNATIVE PLAN UNDER OPTION 4, THE TOD ALTERNATE PLAN USING THE LCI PRESENTATION AS A GUIDE, WITH STAFF DIRECTED TO EXPLORE AVAILABLE GRANT FUNDING AND ACADEMIC/NONPROFIT RESOURCES TO ACCELERATE THE PROCESS AND REPORT TO THE SUBCOMMITTEE AS APPROPRIATE.

Council Member O'Brien exited the dais.

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Item A-5

**CC - (1) Update and Discussion on the Hayden Tract Specific Plan; and (2) Receipt of Council Comments and Recommendations**

Troy Evangelho, Advance Planning Manager, introduced Ashley Hoang and Mike Peterson of AECOM.

Ashley Hoang, AECOM, provided a presentation on the Hayden Tract Specific Plan; discussed Planning Commission and City Council input to date; height alternatives; proposed maximums being studied; making use of state and local density bonuses; dwelling unit-per-acre density limits; incentives under consideration; the focus of the mobility concept; street improvements; right-of-way dedications tied to development; improvements to National Boulevard; community feedback to date: the timeline; next steps; and she requested City Council input on height alternatives,

affordable housing requirements, and incentives for onsite publicly accessible open space and hotels.

Council Member O'Brien returned to the dais.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Jeanne Black indicated being a Planning Commissioner speaking in her personal capacity; encouraged the City Council to allow sufficient building height to incentivize housing production; discussed public green space; economic realities; new jobs in Culver City but little housing provided; she urged a focus on keeping the Hayden Tract a vibrant mixed-use district with car-free elements, wide pedestrian areas, and creative office uses alongside housing; and she observed that getting things right is a real challenge.

Jack Galanty, with one minute ceded by Mark Galanty, expressed support for the option that provides the best community benefit; noted that his father wanted sky views along the Ballona Creek bike path to be preserved; discussed existing buildings; Ballona Creek as a valuable asset to Culver City; ensuring that proposed improvements are within the BPAP for better connectivity in Culver City; wanted to ensure that local laid back and nature-loving open spaces would be preserved; expressed support for green street initiatives within the Green Streets Master Plan, expanded bike infrastructure, and the proposed Ballona Creek crossing; discussed private parks that are open for two hours of the day; asserted that expanded open space must be available to the public and not just private entities; expressed support for street trees and adding more; and noted that prospective businesses might move to Culver City if building heights were increased for the proposed parcels.

Scott Epstein noted that the Hayden Tract was a unique opportunity to build a mixed-use neighborhood; discussed proximity to transportation infrastructure; the current low-rise built environment; providing a high-rise, high density development pattern to develop badly needed new housing; insufficient height alternatives presented by Planning; high land cost; the opportunity to lean in on the commitment to active transportation; public space amenities that would only be feasible as part of high density redevelopment projects with a lot of resources; incentives to provide height and density necessary to produce vibrant public spaces; he asserted that

planning for a mid-rise district would yield little open space and mobility connections; and he asked the City Council to support a plan that would reach higher vertically while preserving more open space.

Joseph Cohen May encouraged creative thinking and more ambitious planning for the Hayden Tract to enable world-class architecture and high-quality public infrastructure.

Ben Parnas, speaking as a private citizen, discussed adding connectivity; providing incentives for developers to take on the projects; discussed offering more resources for Culver City with more density and more development; connectivity and public space; celebrating current architecture and land use in the Hayden Tract; prioritizing multiple access points for Ballona Creek; and he recommended looking at Higuera and Ince Avenue as potential access points.

Travis Morgan, LCI and BPAC member, speaking on his own behalf; suggested exploring envelope or form-based zoning vs. specific designations; discussed National Boulevard improvements; support for open space, trees, and paseos; and he proposed looking at Culdesac Tempe in Arizona as a model for car-free community development.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work and to the speakers for their input; support for hotels, paseos, and open space; identification of money-making opportunities for Culver City; the need to attract business; revenue from businesses compared to housing; mixed-use housing above a Costco in Los Angeles; thinking outside of the box; inclusion of affordable housing; and tiering height away from the Rancho Higuera neighborhood.

Council Member O'Brien reported living within the distance that could be considered a reason for a conflict; consultation with the City Attorney; and the determination that disqualifying impacts did not exist.

Additional discussion ensued between staff and Council Members regarding the Hayden Tract as an anti-pedestrian area; support for what is proposed for National Boulevard; support for having developers contribute to undergrounding power lines; redevelopment of the area over the next 10-20 years; support for additional Ballona Creek bridges; the Ballona Creek extension; support for native, permeable landscaping space between the bike path and private properties; redevelopment of

the channels in Austin as an example to look at; direct impact fees to accomplish goals; incentivizing mixed development to support added density with tax generation; envelope reform-based density; a comment about giving away density; cul-de-sacing streets around Higuera; the Culver Hotel; height of different buildings in Culver City; and support for incentivizing public improvements to make the Creek less industrial-feeling.

Further discussion ensued between staff and Council Members regarding making zoning attractive for developers; the Hotel Feasibility Study; looking at flexibility in plans for car-free pedestrian zones and additional Creek access at Ince Boulevard; support for complete streets and open spaces; hotels and other businesses; the importance of centering Culver City's history as a former sundown town as context for the importance of inclusive housing planning; providing more sustainable options for planning; overall better use of space; centering housing in the conversation; who is allowed to be in the community; the gift to imagine a new way of doing things; and the opportunity to support the Hayen Tract and Fox Hills.

Discussion ensued between staff and Council Members regarding the opportunity to think big and show the direction forward for Culver City in the future with the Specific Plan; questions regarding density-to-height ratios at the 85-foot and 110-foot tiers relative to SB 79 density standards; density focused around the station; clarification that the Specific Plan is proposing density above and beyond what is required; consistency and consolidation; SB 79 ratios designed to make housing more feasible; making standards clear; direction to explore a TOD alternative plan; staff agreement to explore whether increasing density at the 85-foot tier from 100 to 140 units per acre consistent with SB 79 would be feasible; corresponding review at the 110-foot tier; other environmental considerations; CEQA (California Environmental Quality Act); the intent to increase feasibility of development; hotel incentive heights relative to housing heights; density bonuses; support for a Hayden Avenue bridge; and form-based zoning as a future planning consideration.

Vice Mayor Fish indicated living in close proximity to the plan boundaries noting that after consultation with the City Attorney he did not believe any disqualifying impacts were triggered in relation to the property he is leasing.

Additional discussion ensued between staff and Council Members regarding being as intentional, creative, and thoughtful as

possible; support for examining density acres per unit, requiring affordable housing, bridges, and complete streets; overall support for height alternative B in the staff report; and staff expressed appreciation to the City Council for their time and support and indicated they had the direction they needed.

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**Public Comment - Items Not on the Agenda (Continued)**

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Travis Morgan discussed the National Park Service's LA Coastal Study Area that includes Ballona Creek and the Conservancy; he indicated that they were currently receiving public comment, with a deadline of April 6, 2026; noted the value of a City Council resolution of support that could bring National Park Service funding for rewilding and provide improved access to the bike path; he asked that the PRCS Commission be directed to bring back something as soon as possible; and he noted that BCR (Ballona Creek Renaissance) could potentially help with language on a resolution.

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**Items from Council Members (Continued)**

Council Member O'Brien received City Council consensus to direct staff to prepare and submit a resolution for the National Park Service modeled after existing resolutions so that the item did not have to come back before the City Council.

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**Council Member Requests to Agendize Future Items**

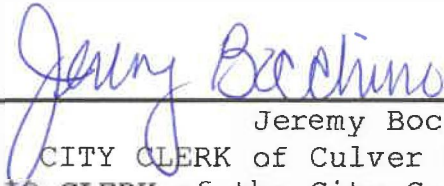
Council Member McMorrin received consensus from Mayor Puza and Vice Mayor Fish to request a report back for discussion from the Police Department regarding the recent ICE apprehension of a community member outside the Culver City Police Department to understand how ICE became aware of the individual's presence if not through the Flock license plate reader system.

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**Adjournment**

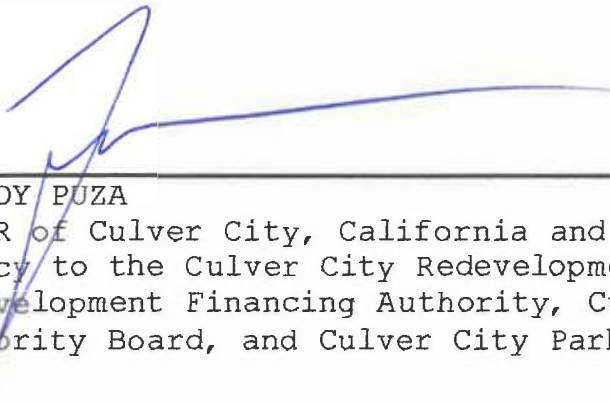
There being no further business, at 11:26 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a regular meeting to be held on April 13, 2026.

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



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

Date: April 13, 2026