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

October 27, 2025
7:00 p.m.

Call to Order & Roll Call

Mayor O'Brien called the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:33 p.m. in the Mike Balkman Chambers at City Hall.

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

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Closed Session

Mayor O'Brien invited public comment.

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

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD,

REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:34 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 - Existing Litigation
Re: Quarker, Treasure v. City of Culver City
Case No. BC668362
Pursuant to Government Code Section 54956.9(d)(1)

CS-2 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation (Workers' Compensation Claim)
Pursuant to Government Code Section 54956.9(d)(2)

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Regular Session

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

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Pledge of Allegiance

Mayor O'Brien led the Pledge of Allegiance.

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Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement.

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Report on Action Taken in Closed Session

Mayor O'Brien indicated nothing to report from Closed Session.

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

Council Member Fish discussed the Dodger Game; encouraged everyone to submit their vote on Prop 50; discussed the Robertson Boulevard Complete Street project; the items to be considered at the first meeting of the Police Policies Subcommittee at Veterans Memorial Building on October 28; the Fox Hills Specific Plan Community meeting on October 28; and he wished everyone a Happy Halloween, reminding everyone to be careful noting that it was an especially deadly night for child pedestrians.

Council Member McMorrin acknowledged the successful Black LA Young Democrats Sneaker Ball event at the California African American Museum on October 25; discussed Domestic Violence Awareness Month in October; impacts of the federal government shut down; people working without pay; the loss of SNAP and nutrition benefits; available mutual aid resources; community spaces where support is available; upcoming events listed at culvercity.org/community calendar; and she reminded everyone to vote before November 4 noting that information was available at lacountyvote.gov.

Vice Mayor Puza reported attending the California Retreat for AARP (American Association of Retired Persons); expressed appreciation to staff for their work; discussed creating Age-Friendly communities where everyone belongs; attending the 2025 Violet Visionary Awards; Art Walk and Roll; and he reminded everyone about thee-waste collection event on November 1 in Syd Kronenthal Park.

Mayor O'Brien reported attending the grand opening for the Robertson Bus and Bike Lane; discussed unanimous City Council support of Options 4 and 5 for the Sepulveda Transit Corridor; statistics; reduced travel time with the proposed system; attending the Los Angeles Consul Corps; communication with the Consul General for Senegal; he received Council consensus to agendize consideration of having a Pan African Olympic House; discussed items coming up regarding streamlining City Council meetings; the City Council Governance Subcommittee; he received City Council consensus to agendize a discussion about how to streamline the process for proclamations and recognitions; he noted that City Clerk, Jeremy Bocchino, was absent as her mother had passed away on Saturday and he received City Council consensus to adjourn the meeting in memory of her mother, Margot Green.

Council Member Vera asked that the meeting also be adjourned in memory of San Bernardino Sheriff's Deputy Andrew Nuñez who was killed in the line of duty earlier that day.

Vice Mayor Puza asked that the meeting be adjourned in memory of Melanie Winter, Executive Director of the River Project and Friends of the Los Angeles River who provided a presentation to the Sustainability Subcommittee and recently passed away from cancer.

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Information Items

Item I-1

CC: Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the local emergency)

Dr. Dan Richardson, Human Services and Crisis Intervention Manager and Supervisor of the Mobile Crisis Team, presented the Housing and Human Services Homeless Services Update; provided an update on the Mobile Crisis Team; discussed work with Human Resources to hire new personnel; proposed new hours of operation; he presented a short video showing new office space with details about the Homeless Outreach Request Portal; shared data on the homeless continuum of care; and, responding to inquiry, he clarified the time period reflected in the data presented.

Christina Stoffers, Project Manager, provided information on progress of the Homeless Plan Update.

Discussion ensued between staff and Council Members regarding review of the public dashboard for months other than October; new hours of operation beginning at the start of 2026; frequency of website updates; and the update on the new dashboard with new data planned for the next City Council meeting.

Dr. Dan Richardson, Human Services and Crisis Intervention Manager and Supervisor of the Mobile Crisis Team, discussed the Foster Youth to Independence (FYI) program; LAHSA (Los Angeles Services Authority) figures regarding homeless youth; a funding opportunity announced by HUD (Housing and Urban Development) for public housing authorities to assist Transitional Age Youth (TAY) through the FYI program; the grant application submitted to HUD to fund and FYI voucher program to provide rental assistance to foster care connected TAY experiencing homelessness, or at risk of experiencing homelessness; investment in local cross-system collaborative efforts by HUD to prevent youth homelessness for those with current or prior history of welfare involvement; and he presented a video from A Sense of Home.

Brody Butler, A Sense of Home, discussed their mission; services provided; the person in the video who had an FYI voucher and is a Pay It Forward Ambassador; efforts to help people navigate the Housing Authority process and secure housing; access to affordable housing units; average age of people served; reaching people and closing the gap; hope for continued growth and additional vouchers; and she expressed appreciation for the ability to present.

Discussion ensued between staff and Council Members regarding ages served; Culver City as being the first city to participate in the program; other cities that have followed; regional impact; setting money aside in a savings account for those who begin to earn more income; and the importance of beginning to foster independence.

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Joint Public Comment - Items NOT on the Agenda

Mayor O’Brien invited public comment.

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

The following members of the public addressed the City Council:

Jeff Schwartz discussed the award recently given to Mayor O’Brien by the Los Angeles County Democratic Party named for Franklin and Eleanor Roosevelt; invoking the legacy; the 1944 State of the Union; the Economic Bill of Rights; the Universal Declaration of Human Rights asserting that full employment at a living wage, protection from business monopolies, housing, healthcare, education, and a secure retirement are human rights to be guaranteed by the government; he noted that struggle for economic justice domestically is the same struggle as the anti-fascist war being waged in Europe and Asia in the 1940s; discussed the statement that true individual freedom cannot exist without economic security and independence; and the gift and burden of a legacy.

Angelo Mike discussed the unanimous City Council vote to host New Zealand for the Olympics; tripping over homeless people with a wheelbarrow full of money for the IOC (International Olympic Committee) and corporate sponsors; the feeling that the City does not consider people sleeping in the cold to be an urgent matter; people sleeping in rain; capitalist feel-good stories; the vote for the IOC giveaway; his experience being homeless for 2 ½ years; being considered someone else's kid when they are homeless; displacement, increased rents, and gentrification caused by the Olympics; being no one when you are homeless; exploitation by sex predators; judging all homeless people by the actions of one homeless person who does something wrong; profiting from homeless people's dispossession; and he asked the City to fix the situation and cancel the Olympics.

Jeffrey Pransky provided background on himself; discussed noncompliance with the smoking ordinance; smoke coming through the porous walls where he lives; lack of action in response to complaints; absence of incentive for the owners to address the issue; he asked the City Council for help; and he agreed to provide his information to staff to enable Code Enforcement to address the issue.

Council Member Fish reported receipt of a message indicating that YouTube was not working.

Marci Baun indicated being a Parks, Recreation and Community Services (PRCS) Commissioner speaking on her own behalf; discussed attending the PRCS Halloween Celebration on October 25 and noticing unleashed dogs in the park; concern with potential issues with interaction between unleashed dogs and children; she asked that people keep their dogs on a leash; encouraged people to use the Dog Park; and she noted that The Plunge was a public pool and there was no ownership of lanes.

Lemar Betts, the Skateside, provided background on the organization; discussed Skateside Fest; thanked PRCS and Culver City for their assistance in the successful 2025 event; and he asked that an additional $5,000 for the 2026 event be agendized for consideration.

Mayor O'Brien indicated that the request would be considered by the Special Events Subcommittee.

Melissa Sanders referenced comments made by Angelo Mike; discussed the amount of money that Culver City spends on homeless individuals; the Standing City Council Police Subcommittee; appreciation that Culver City has their own police department; concern with people who want to defund CCPD (Culver City Police Department); concern with people who describe negative experiences with CCPD that she has never had; the need for more staffing; and she felt that the City deserved to be protected and have the best available.

Beth asked that a meeting be held with property owners before any changes are made to rent control rules; discussed proposed changes; inability to move in ailing parents; roommates; increased costs for owners; lack of clarity in the utilities section; and she noted that tenants manage their usage when they have to pay for the services directly.

Monica Richardson provided background on herself; discussed racist comments; talk of gender and race; length of time she has been in Culver City vs. length of time some Council Members have lived in Culver City; people with different opinions than the majority; concern with lack of representation; a heavy shift to the left; she wanted to support CCPD; and she asserted that she did not want to see men in the bathroom showers at The Plunge.

Patrick Godinez indicated serving on the Advisory Committee on Housing and Homelessness (ACOHH); expressed gratitude for the efforts of Culver City to provide shelter and services to unhoused neighbors over the years; appreciation to Housing and Human Services Director Tevis Barnes; proposed that a portion of departmental funding be allocated to the Culver City Housing Trust Fund to reflect the shift of focus to building more affordable housing; discussed programs, grants, and services; the commitment of Los Angeles to provide 12,915 beds by 2027; and he requested information about the denial of the grant for Jubilo Village to inform future applications.

Michael Koppy discussed lack of response to complaints filed; enforcement of City policy; a phone call he received from the City Manager; and he asked that the City Council be demanding when interviewing the new City Manager.

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Receipt of Correspondence

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

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Order of the Agenda

Items C-5, C-10, C-11 and C-13 were considered separately.

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Consent Calendar

Council Member Vera asked that Item C-10 be considered separately so he could recuse himself and speak as a member of the public.

T'Ana Allen, Deputy City Clerk, indicated that staff wanted to pull Item C-11 to update information on the use of funds.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Crystal Alexander was called to speak but was not present in person or online.

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself; felt that proposed changes to the donor and sponsorship program would do good things for the parks and enable forward movement for the Parks General Plan; and she discussed glue traps vs. poison traps.

Melissa Sanders discussed Item C-4 and the relationship to the bike lanes; her support for pedestrian improvements but opposition to making changes to the bike lanes, parking, or causing ADA (Americans with Disabilities Act) compliance issues; she did not want to see living in the area become any harder; and she hoped to speak on Item C-10 separately.

Patrick Godinez suggested that cash disbursements in Item C-1 be categorized by department to allow a better understanding of spending for the public.

Jakob Shaw, People for the Ethical Treatment of Animals (PeTA), thanked the City Council for taking on the glue trap ban; discussed comments made by a previous speaker; data regarding the large number of animals beyond mice and rats caught in glue traps; and he appreciated that Culver City is one of the first cities to take action.

Lisa Soghor, Chief Finance Officer (CFO), discussed the standard disbursement list of all checks cut for Item C-1 and she indicated that checks could be found on the Cleargov transparency portal that can be downloaded into Excel and sorted.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for October 4, 2025 to October 17, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR OCTOBER 4, 2025 TO OCTOBER 17, 2025.

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Item C-2

CC:HA:PA:SA - Approval of Minutes for the Regular City Council Meeting Held on October 13, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON OCTOBER 13, 2025.

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Item C-3

CC - 1) Approval of a Five-Year General Services Agreement with Multi W Systems, Inc. as the Primary Company Selected to Perform Emergency Repairs to the City's Wastewater Pumping Equipment in an Amount Not-to-Exceed $100,000 Annually for an Aggregate Amount Not-to-Exceed $500,000 Over the Five-Year Term of the Agreement; and 2) Approval of a Five-Year General Services Agreement with Powers Brothers Machines, Inc. as the Secondary

Company Selected to Perform Emergency Repairs to the City's Wastewater Pumping Equipment in an Amount Not-to-Exceed $55,000 Annually for an Aggregate Amount Not-to-Exceed $275,000 Over the Five-Year Term

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH MULTI W SYSTEMS, INC. IN AN AMOUNT NOT-TO-EXCEED $100,000 ANNUALLY FOR AN AGGREGATE AMOUNT NOT-TO-EXCEED $500,000 FOR THE FIVE-YEAR TERM AS THE PRIMARY CONTRACTOR TO PERFORM EMERGENCY REPAIRS TO WASTEWATER PUMPING EQUIPMENT LOCATED AT VARIOUS CITY-OWNED FACILITIES; AND,

2. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH POWERS BROTHERS MACHINES, INC. IN AN AMOUNT NOT-TO-EXCEED $55,000 ANNUALLY FOR AN AGGREGATE AMOUNT NOT-TO-EXCEED $275,000 FOR THE FIVE-YEAR TERM AS THE SECONDARY CONTRACTOR TO PERFORM EMERGENCY REPAIRS TO WASTEWATER PUMPING EQUIPMENT LOCATED AT VARIOUS CITY-OWNED FACILITIES; 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-4

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Overland High Friction Surface Treatment Project, CIP No. PS027

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE OVERLAND AVENUE HIGH FRICTION SURFACE TREATMENT PROJECT, CIP NO. PS027.

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Item C-5

CC - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2024-2025, Third Quarter) and Real Property

Transfer Tax Status Report (FY 2024-2025, Fourth Quarter), as Approved by the Finance Advisory Committee

Discussion ensued between staff and Council Members regarding receipt of information delayed by the state; a request for forecasts including the expectation that thousands of residents will be coming into Culver City; revenue generated and costs associated with increased numbers of people in Culver City; the financial report prepared in anticipation of the full build-out anticipated in 2045; potential costs and revenues; the forecast looking ten years ahead; efforts to close the current fiscal year; consideration of contingency reserves in January; the passage of Measure CL; anticipation of implementation of the quarter cent tax in January; the forecast of levelling out of the structural deficit; a request for an inflation adjusted forecast; understanding whether the value of the money is decreasing; looking at normal projections; natural fluctuations; the spike coming out of the pandemic; sales taxes collected for goods but not for services; and cautious optimism for measured growth.

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE CC, C, AND REAL PROPERTY TRANSFER TAX STATUS REPORTS.

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Item C-6

CC - Approval of a General Services Agreement with Trueline Construction & Surfacing, Inc. in the Amount of $264,617 for the Resurfacing of Courts at Multiple Park Locations

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH TRUELINE CONSTRUCTION & SURFACING, INC. IN THE AMOUNT OF $264,617 FOR THE RESURFACING OF COURTS AT MULTIPLE PARK LOCATIONS; AND,

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

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

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Item C-7

CC - (1) Approval of a General Services Agreement with RDM Electric Co., Inc. in the Amount of $871,700 for a Comprehensive High-Mast Lighting Retrofit at Multiple Park Locations; and (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement in an Additional Amount Not-to-Exceed $174,340 for Unexpected Costs, for a Total Amount Not-to-Exceed $1,046,040

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH RDM ELECTRIC CO. INC. IN THE AMOUNT OF $871,700 FOR A COMPREHENSIVE HIGH-MAST LIGHTING RETROFIT AT MULTIPLE PARK LOCATIONS; AND,

2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED $174,340 FOR UNEXPECTED COSTS, FOR A TOTAL AMOUNT NOT-TO-EXCEED $1,046,040; 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 - Approval of an Amendment to an Existing General Services Agreement with Creative Zen, Inc. for Maintenance of the City's Japanese Garden in an Additional Amount of $33,050 for a Total Not-to-Exceed $82,050 through June 30, 2026

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO AN EXISTING GENERAL SERVICES AGREEMENT WITH CREATIVE ZEN, INC. FOR MAINTENANCE OF THE CITY'S JAPANESE GARDEN IN AN ADDITIONAL AMOUNT OF $33,050 FOR A TOTAL NOT-TO-EXCEED $82,050 THROUGH JUNE 30, 2026; 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 - Adoption of a Resolution Authorizing the City Manager or Designee to Submit Claims to the Los Angeles County Metropolitan Transportation Authority (Metro) for Transportation Development Act (TDA), State of California State of Good Repair (SGR) and State Transit Assistance (STA) Funds for Fiscal Year 2025/2026

THAT THE CITY COUNCIL:

ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO SUBMIT CLAIMS TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) FOR TRANSPORTATION DEVELOPMENT ACT (TDA), STATE OF CALIFORNIA STATE OF GOOD REPAIR (SGR) AND STATE TRANSIT ASSISTANCE (STA) FUNDS FOR FISCAL YEAR 2025/2026.

Item C-10 was considered at the end of the Consent Calendar.

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Item C-11

CC - (1) Authorization of Acceptance of a Grant Funding Award in the Amount of $257,108 from the Los Angeles County Affordable Housing Solutions Agency Through the Westside Cities Council of Governments Under the Renter Protection and Homelessness Prevention Program; (2) Approval of the Council Standing Housing and Homelessness Subcommittee Recommendations on the Uses of the Grant Award; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Appropriate the Grant Funds

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

Discussion ensued between staff and Council Members regarding support for using the funds for the rental assistance program; Subcommittee deliberation; one-time payments vs. allowing for monthly payments up to six months; a suggestion to split the money between the program serving families targeted by immigration enforcement and the temporary rental assistance program; responding to the need in the community; providing flexibility in supporting neighbors to remain housed; moving forward with data-driven decisions; and staff agreement to return to the Subcommittee if trends indicate that needs are shifting.

THAT THE CITY COUNCIL:

1. AUTHORIZE ACCEPTANCE OF A GRANT FUNDING AWARD IN THE AMOUNT OF $257,108 FROM THE LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY THROUGH THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS UNDER THE RENTER PROTECTION AND HOMELESSNESS PREVENTION PROGRAM; AND,

2. APPROVE THE COUNCIL STANDING HOUSING AND HOMELESSNESS SUBCOMMITTEE RECOMMENDATIONS ON THE USES OF THE GRANT AWARD; AND,

3. APPROVE A RELATED BUDGET AMENDMENT TO RECEIVE THE $257,108 IN REVENUE AND APPROPRIATE THE GRANT FUNDS FOR EXPENDITURE (FOUR-FIFTHS VOTE REQUIRED); AND,

4. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED NECESSARY.

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Item C-12

CC – Recommendations from the Ad Hoc City Council Policies Subcommittee, Including: (1) Adoption of a Resolution Adopting Council Policy 3406 (Donor/Contributor Naming and Sponsorships of City Facilities); (2) Adoption of a Resolution Combining Council Policies 4003 and 4006 into an Updated Council Policy 4006 (Code of Ethics; Acceptance of Gifts and Gratuities) and Rescinding Council Policy 4003; (3) Adoption of a Resolution Amending Council Policy 1001 (Adoption of Council Policy Statements); and, (4) Adoption of a Resolution Rescinding Redundant and Outdated or Obsolete Council Policies 3203 (Relationship Between Council Members and Employees), 3205 (Administrative Resolutions of MOU Interpretation Problems), 4401 (Service Awards), and 4701 (Intergovernmental Liaison)

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ADOPTING COUNCIL POLICY 3406 (DONOR/CONTRIBUTOR NAMING AND SPONSORSHIPS OF CITY FACILITIES); AND,

2. ADOPT A RESOLUTION COMBINING COUNCIL POLICIES 4003 AND 4006 INTO AN UPDATED COUNCIL POLICY 4006 (CODE OF ETHICS; ACCEPTANCE OF GIFTS AND GRATUITIES) AND RESCINDING COUNCIL POLICY 4003; AND,

3. ADOPT A RESOLUTION AMENDING COUNCIL POLICY 1001 (ADOPTION OF COUNCIL POLICY STATEMENTS); AND,

4. ADOPT A RESOLUTION RESCINDING REDUNDANT AND OUTDATED OR OBSOLETE COUNCIL POLICIES 3203 (RELATIONSHIP BETWEEN COUNCIL MEMBERS AND EMPLOYEES), 3205 (ADMINISTRATIVE RESOLUTIONS OF MOU INTERPRETATION PROBLEMS), 4401 (SERVICE AWARDS), AND 4701 (INTERGOVERNMENTAL LIAISON).

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Item C-13

CC – (1) Adopt a Resolution Approving Participation in Year 4 and Year 5 of the Local Housing Allocation Program Through the Los Angeles County Development Authority; (2) Authorization of the Continued Use of this Funding to Provide Rental Assistance for Participants Transitioning from the City's Homeless Interim Housing Programs; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating the Year 4 Funds

Discussion ensued between staff and Council Members regarding the Permanent Local Housing Allocation (PLHA) program: number of grants; number of participants who have obtained housing and remained in housing; participants who leave before one year; direction to utilize the funds as rental assistance for people transitioning out of the interim housing program; the recommendation to use funding for years 4 and 5; the By Name List; temporary rental assistance; the need to work with households that can live independently; ensuring people can maintain housing without assistance; identification of households that will succeed in the situation; use of funds to provide additional years of rental assistance; helping people transition; filling spaces from the By Name list; available rental assistance tools; the PLHA program to get unhoused individuals into permanent housing; the Housing and Homeless Prevention Program to keep people in the housing they already have; and the Section 8 rental assistance program.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING PARTICIPATION IN YEAR 4 AND YEAR 5 OF THE LOCAL HOUSING ALLOCATION PROGRAM THROUGH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY; AND,

2. AUTHORIZE THE CONTINUED USE OF FUNDING TO PROVIDE RENTAL ASSISTANCE FOR PARTICIPANTS TRANSITIONING FROM THE CITY'S HOMELESS INTERIM HOUSING PROGRAMS; AND,

3. APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING $104,246 IN FUND 414 (OPERATING GRANTS FUND) (REQUIRES FOUR-FIFTHS VOTE); AND,

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

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

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<u>Item C-14</u>

CC - Adoption of an Ordinance Amending Chapter 9.01, Animals and Fowl, of the Culver City Municipal Code to Add a New Subchapter 9.01.800, et seq., Prohibiting the Sale and Use of Glue Traps

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING CHAPTER 9.01, ANIMALS AND FOWL, OF THE CULVER CITY MUNICIPAL CODE TO ADD A NEW SUBCHAPTER 9.01.800, ET SEQ., PROHIBITING THE SALE AND USE OF GLUE TRAPS.

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<u>Item C-15</u>

CC - Authorization to Accept New Framework to End Homelessness Measure H Grant Funds in the Amount of $1,220,560 from the County Of Los Angeles (County) Chief Executive Office's Homeless Initiative (CEO-HI)

THAT THE CITY COUNCIL:

1. AUTHORIZE ACCEPTANCE OF NEW FRAMEWORK TO END HOMELESSNESS GRANT FUNDS IN AN AMOUNT OF $1,220,560 FROM THE COUNTY OF LOS ANGELES (COUNTY) CHIEF EXECUTIVE OFFICE OF HOMELESS INITIATIVE (CEO-HI); 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-16

CC – Ratification of the Purchase of the Recommended Fiscal Year 2025-2026 Insurance Policy Renewals for Project Homekey and Wellness Village with an Aggregate Premium Amount of $297,952 as Presented by City's Insurance Broker Alliant Insurance Services Inc.

THAT THE CITY COUNCIL:

1. RATIFY THE PURCHASE OF THE RECOMMENDED FISCAL YEAR 2025 - 2026 INSURANCE RENEWAL PROGRAM FOR PROJECT HOMEKEY AND WELLNESS VILLAGE WITH AN AGGREGATE PREMIUM AMOUNT OF APPROXIMATELY $297,952, AS PRESENTED BY THE CITY'S INSURANCE BROKER ALLIANT INSURANCE SERVICES, INC., AND,

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND,

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

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Item C-17

CC – Approval of an Amendment to the City's Homekey Standard Agreement with the California Department of Housing and Community Development (HCD) to Include the Return of $338,320 in Grant Funds to HCD

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE CITY'S HOMEKEY STANDARD AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) TO INCLUDE THE RETURN OF $338,320 IN GRANT FUNDS TO HCD; AND,

2. AUTHORIZE THE PAYMENT OF $338,320 TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY AGREEMENTS; AND

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

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-9 AND C-11 THROUGH C-17.

Council Member Vera exited the dais.

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Item C-10

CC - (1) Approval of Guiding Principles for Sepulveda Connects Project; (2) Authorization to Accept Grant Funds from the Metro Measure M Subregional Equity Program in the Amount Of $960,654; and (3) Four-Fifths Vote Requirement: Approval of a Related Budget Amendment to Appropriate the Grant Funds to CIP PS017

Diana Chang, Chief Transportation Officer, provided a summary of the material of record and a presentation on Sepulveda Connects.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders noted that she wanted to defer to Council Member Vera who is a business owner; felt that the City should prioritize businesses more; asserted that without the businesses there would be no Culver City; discussed the need for any action by Culver City to be thoughtful and respectful; businesses that have closed in Culver City over the past few years; she felt that MOVE Culver City was a problem; asserted that anything impacting car travel and parking should be a non-starter; and she asked the City Council to think about the majority of people who travel through the City in cars.

Disa Lindgren, Bike Culver City, shared highlights of a letter sent to all Council Members from Bike Culver City; discussed support for Sepulveda Connects; usage of Sepulveda as an alternative to the 405 freeway; benefits of any improvements to all users of the street; changes that can be expected with the passage of SB (Senate Bill) 79; likelihood of increased housing on Sepulveda in the future; making it possible for people to live there and not be totally car-dependent; appreciation for the presentation from Diana Chang; safety, sustainability, and equity; and she was looking forward to the ongoing process to provide input.

Albert Vera indicated being a business owner on Sepulveda Boulevard; expressed concern with the potential elimination of parking as the project moves forward; indicated doing a survey that revealed 45% of his customers park on Sepulveda; discussed potential loss of revenue; wanted the City to examine effects to the City of revenue loss from parking meters and tax dollars received from businesses; he proposed bike infrastructure on side streets; wanted to allow conversation to ensure that business voices are heard and issues are addressed in a meaningful manner; and he asked the City Council to move forward cautiously.

Discussion ensued between staff and Council Members regarding appreciation to staff for the thought that has gone into the project; the importance of getting the project done before the Olympics; money coming from Measure M; regional priority for the most popular route from Fox Hills to UCLA that makes up 55% of ridership in Culver City; appreciation for letters from community advocates; incorporating safety in the guiding principles; goals vs. principles; clarification that the guiding principles are to help with the design rather than goals; inclusion of safety in every project that is done; Vision Zero and Complete Streets that focus on safety; being clear on what the project is intended to be; differences between the Los Angeles portion and the Culver City portion of the project that was just unveiled on Robertson; variations in what is considered a protected bus/bike lane; ensuring that safety is a core principle; inclusion of equity and sustainability; ensuring the reference to the BPAP (Bicycle and Pedestrian Advisory Plan) is included; and support for noting that the project is intended to abide by the Complete Streets guidelines that were developed.

Additional discussion ensued between staff and Council Members regarding a suggestion to add a new policies section for the proposed additions; location of the new section; acknowledgement that traffic cannot be eliminated, but reliable transportation can be added; support for the proposed amendments; clarification that bicycle facilities are proposed on Sepulveda and on parallel streets; appreciation for public comment received; businesses that are dependent on street parking for their survival; use of parking occupancy data as part of the design process; consideration and acknowledgement of ADA accessibility; additional options for City Council review; plans to bring multiple design options for City Council direction; appreciation to staff for their efforts; Culver City as a leader; and approving specific language or allowing staff discretion.

Further discussion ensued between staff and Council Members regarding clarification on direction to formulate a new policy category at the top of the document to address comments on safety; the addition of ADA in order to maintain business access; Complete Streets; adding the reference to the BPAP under mobility; and the Bike Culver City request to incorporate equity and sustainability as a tenet of the guiding principles.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL:

1. APPROVE THE GUIDING PRINCIPLES FOR THE SEPULVEDA CONNECTS PROJECT AND PROVIDE DIRECTION TO STAFF AS AMENDED; AND,

2. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM THE METRO MEASURE M SUBREGIONAL EQUITY PROGRAM IN THE AMOUNT OF $960,654; AND,

3. APPROVE A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS TO CIP PS017 (TACTICAL MOBILITY LANE) (FOUR-FIFTHS VOTE REQUIRED).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member Vera returned to the dais.

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Public Hearings

Item PH-1

(1) Adoption of a Resolution Confirming the Downtown Culver City Business Improvement District 2026 Annual Work Plan and Levy of

Assessments; and (2) Appointment of Members to the Downtown Culver City Business Improvement District's 2026 Advisory Board

Mayor O'Brien announced that it was the time and place for the hearing of protests or objections to the continuation of the Downtown Culver City Business Improvement District (BID).

T'Ana Allen, Deputy City Clerk, reported that the Resolution of Intention had been published on October 16, 2025 as required by the Streets and Highways Code.

Luis Gonzalez, Economic Development Project Manager, provided a summary of the material of record.

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

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, reported that no requests to speak had been received and no protests had been received.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. (ABSENT A MAJORITY PROTEST) APPROVE THE RESOLUTION CONFIRMING THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD'S ANNUAL REPORT AND THE LEVY OF THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2026; AND,

2. APPOINT THE 2026 ADVISORY BOARD AS RECOMMENDED BY THE DOWNTOWN CULVER CITY BUSINESS IMPROVEMENT DISTRICT; 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 PH-2

(1) Adoption of a Resolution Confirming the Culver City Arts District Business Improvement District's 2026 Annual Work Program and the Levy of Assessments; and (2) Appointment of Members to the Culver City Arts District Business Improvement District's Advisory Board for Calendar Year 2026

Mayor O'Brien announced that it was the time and place for the hearing of protests or objections to the continuation of the BID for the Culver City Arts District.

T'Ana Allen, Deputy City Clerk, reported that the Resolution of Intention had been published on October 16, 2025 as required by the Streets and Highways Code.

Elizabeth Garcia, Economic Development Project Manager, provided a summary of the material of record.

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

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, reported that no requests to speak had been received and no protests had been received.

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

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. (ABSENT A MAJORITY PROTEST) ADOPT THE PROPOSED RESOLUTION CONFIRMING THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT'S ANNUAL REPORT AND THE LEVY OF THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT ASSESSMENT FOR CALENDAR YEAR 2026; AND,

2. APPOINT THE 2026 ADVISORY BOARD AS RECOMMENDED BY THE CULVER CITY ARTS DISTRICT BUSINESS IMPROVEMENT DISTRICT; 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 PH-3

1) Conduct A Public Hearing Pursuant to the Requirements of Tax and Equity Fiscal Responsibility Act (TEFRA) of the Internal Revenue Code of 1986, as Amended; (2) Adoption of a Resolution to Approve the Issuance of Revenue Bonds by the California Municipal Finance Authority to Assist in the Financing or Refinancing of the 4464 Sepulveda Blvd. L.P. Located in Culver City, California; and (3) Approval of the Deposit of Approximately $19,183.40 in Issuance Fees to the General Fund

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

Lisa Soghor, CFO, provided a summary of the material of record.

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

Mayor O'Brien invited public comment.

The following members of the public were called to speak:

Jamie Wallace was called to speak but could not be heard.

Leah Pressman expressed support for approval for the item that is a renewal and does not obligate the City financially; she noted that approval cost the City nothing, but failure to approve the bonds could end up costing Culver City; noted that Jubilo Village was a key part of efforts to affirmatively further fair housing and meet RHNA (Regional Housing Needs Assessment) goals; discussed serious costs for failure to meet RHNA goals; $19,000 in fees coming to Culver City if the item passes; potential money for Culver City Unified School District (CCUSD) with new students coming into the City; approval of financing; badly needed affordable housing units; and appropriate use of tax exempt bond financing.

Melissa Sanders discussed other projects with affordable housing units in the pipeline that are not asking for any money from Culver City; wanted to require that money be put in escrow for repayment; she did not feel that the City should be supporting the project; pointed out other projects that would enable the City to meet RHNA goals; and expressed concern with use of taxpayer funds and vouchers for the next 20 years.

Disa Lindgren commended staff for the excellent staff report and thanked the City Council for supporting the item.

Jamie Wallace noted that the item was proforma; asserted that the City Council would not listen to her comments; discussed the amount of money being spent with no return on investment; the developer that is not a Culver City constituent and not City-controlled; spending more money than other cities usually do; other developments in the pipeline that do not require any funding; fiscal irresponsibility; and she felt the action put the City in a worse position than it already was.

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

Discussion ensued between staff and Council Members regarding concern with the use of emergency reserve funds for the project; Planning Department tracking of what is being built and projections on the level of ongoing need for moderate, low, and very low income units; support for the investment in much needed affordable housing; the original ask for $4 million that changed to $20 million; and concern with putting the financial status of Culver City at risk.

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

1. CONDUCT THE PUBLIC HEARING UNDER THE REQUIREMENTS OF TEFRA AND THE INTERNAL REVENUE CODE OF 1986, AS AMENDED (THE "CODE"); AND,

2. ADOPT A RESOLUTION APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF THE COMMUNITY CORPORATION OF SANTA MONICA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, ON BEHALF OF 4464 SEPULVEDA BLVD., L.P., A CALIFORNIA LIMITED PARTNERSHIP, OR ANOTHER OWNERSHIP ENTITY CREATED BY 4464 SEPULVEDA BLVD. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OR

BY ANOTHER AFFILIATE OF THE SPONSOR, HAS UNDERTAKEN A PROPOSED PLAN OF FINANCE THAT INCLUDES THE ISSUANCE AND REISSUANCE FROM TIME TO TIME OF ONE OR MORE SERIES OF REVENUE BONDS IN AN OUTSTANDING PRINCIPAL AMOUNT NOT TO EXCEED $65,000,000 TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, DEVELOPMENT AND EQUIPPING OF A 95-UNIT QUALIFIED RESIDENTIAL RENTAL PROJECT TO BE OWNED AND OPERATED BY THE BORROWER AND LOCATED AT 4460-4464 SEPULVEDA BOULEVARD WITHIN THE CITY OF CULVER CITY. SUCH ADOPTION IS SOLELY FOR THE PURPOSES OF SATISFYING THE REQUIREMENTS OF TEFRA, THE INTERNAL REVENUE CODE AND CALIFORNIA GOVERNMENT CODE SECTION 6500; AND,

3. APPROVE THE DEPOSIT OF APPROXIMATELY $19,183.40 IN ISSUANCE FEES TO THE CULVER CITY GENERAL FUND.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien indicated voting yes in error and asked to retake the vote.

Council Member Vera moved to revote on Item PH-3 and Vice Mayor Puza seconded the motion.

Discussion ensued between staff and Council Members regarding protocol requiring a person who voted in the majority on the original motion to move to revote; City Council discretion to allow; and moving to reconsider the item.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECONSIDER THE VOTE FOR ITEM PH-3.

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

1. CONDUCT THE PUBLIC HEARING UNDER THE REQUIREMENTS OF TEFRA AND THE INTERNAL REVENUE CODE OF 1986, AS AMENDED (THE "CODE"); AND,

2. ADOPT A RESOLUTION APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR THE BENEFIT OF THE COMMUNITY CORPORATION OF SANTA MONICA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, ON BEHALF OF 4464 SEPULVEDA BLVD., L.P., A CALIFORNIA LIMITED PARTNERSHIP, OR

ANOTHER OWNERSHIP ENTITY CREATED BY 4464 SEPULVEDA BLVD. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OR BY ANOTHER AFFILIATE OF THE SPONSOR, HAS UNDERTAKEN A PROPOSED PLAN OF FINANCE THAT INCLUDES THE ISSUANCE AND REISSUANCE FROM TIME TO TIME OF ONE OR MORE SERIES OF REVENUE BONDS IN AN OUTSTANDING PRINCIPAL AMOUNT NOT TO EXCEED $65,000,000 TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, DEVELOPMENT AND EQUIPPING OF A 95-UNIT QUALIFIED RESIDENTIAL RENTAL PROJECT TO BE OWNED AND OPERATED BY THE BORROWER AND LOCATED AT 4460-4464 SEPULVEDA BOULEVARD WITHIN THE CITY OF CULVER CITY. SUCH ADOPTION IS SOLELY FOR THE PURPOSES OF SATISFYING THE REQUIREMENTS OF TEFRA, THE INTERNAL REVENUE CODE AND CALIFORNIA GOVERNMENT CODE SECTION 6500; AND,

3. APPROVE THE DEPOSIT OF APPROXIMATELY $19,183.40 IN ISSUANCE FEES TO THE CULVER CITY GENERAL FUND.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

CC - (1) Consideration of Conducting a Civic Assembly to Develop Strategies to Increase Public Participation in the Budget Process; (2) Consideration of the Short-Term Recommendations by the City Council Governance Subcommittee to Promote Public Participation in the Budget Process for Fiscal Year 2026-2027; (3) Discussion of a Potential Budget Questionnaire Exercise for Departments to Use During the Budget Process; and (4) Direction to the City Manager as Deemed Appropriate

Lisa Soghor, CFO, provided a summary of the material of record.

Michelle Dennis indicated speaking on behalf of Public Democracy Los Angeles (PDLA), expressed appreciation for the opportunity to make the presentation; provided background on herself; discussed the role of a civic assembly in responding to Culver City's budget challenges over the next 10 years; adoption of the current budget; the ten year fiscal forecast; the structural deficit forecast that would use up all of the City's reserves; ongoing revenue and expenditures; inclusion of the impact of the voter approved sales tax in projections; the need for the voters to re-approve an expiring half cent sales tax in March 2033; implications of challenges; the inability to expand government services within the next seven years as the City's population grows; significant impacts to the community; the need for heightened collaboration with the community in the budget process; current procedures; top down opportunities created for the community by staff and the City Council; providing a way for the community to say how they want to participate in the process; definition and background on civic assemblies; Council planning; selection of an organization to facilitate planning a civic assembly; the process; participant selection; learning and deliberation; ensuring everyone is heard; being on tap rather than on top; facilitation; formulation and presentation of recommendations to the City Council; trusting randomly selected individuals; the experience of civic assemblies world-wide; diversity as trumping expertise; community trust; she presented a short video about a civic assembly in Petaluma, California; discussed positive feedback from participants in the model Culver City civic assembly hosted by PDLA in conjunction with Better Angels in June; benefits of civic assemblies to Culver City; she proposed that Culver City hold a civic assembly and retain PDLA to facilitate; discussed the process and proposed timeline; organizations in the United States that have facilitated civic assemblies; retaining Healthy Democracy as a sole source provider; and her belief that taking the recommend actions is the right thing for Culver City.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Philip Lelyveld reported submitting an e-comment that he hoped they would read; discussed attending all of the Governance Subcommittee meetings where the item was considered; the non-competitive nature of the item; previous experience of civic assemblies with fun projects like fairgrounds and playgrounds with zero experience discussing financial matters; choosing 20 random participants with a $250,000 budget; and he expressed concern with paying $12,500 per citizen when the public will do it for free.

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

Jamie Wallace discussed current public sessions that the public can attend; questioned what CBAC does; expressed support for comments made by the previous speaker; discussed concern with lack of an RFP (Request for Proposal) or examination of other groups; use of the process for other issues; complexity of city budgets; concern with putting aside such a large amount of money to try a new procedure to get people to pay more attention; her creation of the backpacks program; and the difficulty of hanging on to volunteers.

Stephen Jones noted that residents have been demanding change to the budget process for many years; expressed appreciation for short-term changes proposed for the 2026-2027 budget cycle; discussed support for the proposed civic assembly to open up the process two years from now; concern with pushing the item even later; he asked the City Council to act with urgency; discussed sole source contracts; different treatment for professional services; the formal recommendation from an expert in public finance; knowledge of the field of consultants; common practice for the City Council to routinely approve sole source contracts; and he indicated that he believed in the people of Culver City.

Melissa Sanders discussed hiring the best people; installation of an illegal traffic pattern with MOVE Culver City; approval of the Jubilo Village project despite feedback against it; financial freefall; not listening to the consultants; and she expressed frustration that the majority would do what they want no matter what feedback is provided.

Jeannine Wisnosky Stehlin with one minute ceded by Jack Stehlin, expressed opposition to the proposal that she felt was vague and costly; questioned why the City Council was pursuing the item noting that residents had not been asked if they wanted it; discussed transparency; concern with money that was set aside for community outreach to use for a single consultant; responsible use of public funds; traditional use of civic assemblies; providing a feel-good project for a consultant; concern with using the same circle of community-engaged residents; concern with not going through an open RFP process; promoting a consultant with public ties to Council Member Fish; difficulty having trust in a City Council that spent $20 million on a single housing project; accountability; real value for tax dollars; and she reminded them of their promise to examine lobbying.

Shane Henson indicated being a member of the ACOHH speaking on his own behalf in support of the item to create a more interactive budget process; acknowledged budget challenges;

discussed the importance of finding ways to receive community input; support for the Q&A process with department heads for the proposed budget and mid-year budget reports with a civic assembly; appreciation for the presentation by Michelle Dennis; and he felt that the experience of Healthy Democracy made it the best organization to receive the funding for the process.

Disa Lindgren thanked Michelle Dennis for the presentation; reported following the issue; expressed strong support for the item; discussed challenges to democracy and as a species being able to work with one another; polarization; using the budget as the subject for a civic assembly; and she felt that the process would be positive for the City.

Vice Mayor Puza exited the dais.

Christopher Michel expressed support for the item; felt the budget process should involve the public more; discussed issues with the current process; increased transparency; and allowing meetings to be available online and recorded for review before Q&A sessions.

Phoebe Kiekhofer Garfinkel spoke in support of the valuable opportunity for citizens to be involved in the budget process and provide transparency; discussed allowing people to see where the money is going; building civic engagement and transparency in local government; and she hoped the City Council would approve a consultant to conduct a civic assembly.

Kira Pusch discussed benefits to civic assemblies; financial circumstances; allowing participants to engage in the upcoming budget process to improve the one; and urged Culver City to pursue a sole source contract with Healthy Democracy.

Vice Mayor Puza returned to the dais.

Max Clark indicated being a volunteer with PDLA, expressed hope that Culver City would not miss the opportunity; discussed collaboration on a single issue; the chance to try something that could change the community; pointed out that the format for providing input felt antagonistic; encouraged people to think about why they opposed the item; and questioned why those who did not like the City Council would not trust the people.

Alex Levy expressed appreciation for the presentation; discussed the importance of civic assemblies; difficulty of public engagement; stipends; shifting the conversation; and getting everyday people involved.

Discussion ensued between staff and Council Members regarding appreciation to Michelle Dennis for the presentation; acknowledgment of the work of staff and the Governance Subcommittee; appreciation for adding the timely item to the agenda; use of civic assemblies; the proposal to create more input opportunity into the budget process; procurement of the facilitator; determining the question; and confirmation that the proposal would not make changes to the City budget process.

Responding to inquiry, Michelle Dennis indicated being a volunteer and a teacher, not a consultant, and she noted that she got nothing out of the process other than the satisfaction of seeing Culver City move ahead.

Additional discussion ensued between staff and Council Members regarding the enlightening and hopeful experience of attending the civic assembly in Culver City by PDLA; leaving politics behind and getting down to finding solutions; the structural deficit; lack of room to expand as Culver City grows; feedback received during campaigning; limited avenues for resident participation in the budget; short-term suggestions provided; the modest but long-term investment in Culver City resulting in a budget that more closely reflects the needs of the community; strengthening trust and accountability; whether to pursue a sole source contract or an RFP; absence of a requirement to conduct an RFP; the analysis already provided by PDLA; concern with lengthening the process; allowing participants to go through the existing process; and support for increasing transparency and enhancing the work already being done.

Further discussion ensued between staff and Council Members regarding the importance of allowing people to participate in City processes; looking at whose voices are not in the room; allowing people to feel comfortable speaking; ensuring participation; appreciation to the CFO for her work to increase participation with workshops; looking at processes to continually improve; the need for uniform presentations from each department; providing additional transparency and accountability; and appreciation for the item being brought forward.

Discussion ensued between staff and Council Members regarding appreciation for efforts of the CFO to improve transparency and participation; best practices to hold large expenditures to a higher standard; engaging in a competitive process to see what is available; paying a group of people to do the duty of the City Manager under the City Charter; the ability to do a Q&A with department heads without spending money; multiple existing ways to provide input; lack of feedback received about the need to provide more input into the budget; concern that the proposal is another mechanism to defund; trimming the fat on the CCPD budget; the need to ramp up for upcoming sporting activities; and ensuring that things are done the right and fair way.

Additional discussion ensued between staff and Council Members regarding estimated staff time involved in the process; existing staff workload; the annual audit; closing the books for the previous year; and City responsibility to provide the venue, tech and AV support as well as outreach over and above the proposed budget.

Responding to inquiry, Michelle Dennis recommended that the CFO be one of the experts explaining the budget process; discussed staff time looking at the recommendations after the civic assembly; use of Veterans Memorial and staff to provide technical support; experience of Healthy Democracy; refining the budget to work out the details; number of participants randomly selected with alternates as a backup; and representation of demographic characteristics as defined by the City Council.

Responding to inquiry, Justin Reedy with Healthy Democracy discussed managing expectations; recommendations produced by the panels; time invested in the process to come up with feasible solutions for the City; work done as an advisory body to the City Council; allowing a better understanding of how the community wants to be involved in the process; and ensuring that people are heard.

Further discussion ensued between staff and Council Members regarding clarification that recommendations would not be a mandate; support for making the budget process more accessible; the upcoming budget survey; building on current processes; hearing from voices that are not usually heard from; existing input from a small group of residents; hearing from others to reflect the diversity of the City; balancing things out; transformational benefits; civic communications skills learned; the need for more inclusivity, trust, and transparency in government; bypassing polarization to hear from outside voices in the City; compensation; inclusion of childcare, eldercare, and translation services; mindfulness of the CCPD budget; trust, transparency, and connection; the proposal not to replace current processes, but to enhance them; logistics; and support for the questionnaire for departments to use during the budget process.

Discussion ensued between staff and Council Members regarding the civic assembly done in Ft. Collins, Colorado; the Finance Advisory Committee (FAC) that feels underutilized; concern with fairness with the 60 unpaid volunteers serving on Committees, Boards, and Commissions (CBCs); the topic to be considered in the civic assembly; money allocated to Jubilo Village; the structural deficit; fee adjustments; the kiosks; allocating funds for microgrants for small businesses; the subcommittee looking at film permits; reduction of revenues; consideration of every penny; well-reviewed items regularly signed off on in the Consent Calendar; feedback uplifted in the staff report; empowering people; the small number of people affected; money currently put into outreach; lack of response to previous budget informational offerings; the direct mail piece in the recommendation; best practices; the actions of other cities; clarification that the body would be subject to the Brown Act; the recommended expenditure; foregoing a competitive process; clarification that the contract would not be a sole source contract; concern that the item does not look good; support for engaging in an RFP process; and the possibility that there are other qualified organizations that could provide similar, better, or less expensive ways of engaging the public.

Additional discussion ensued between staff and Council Members regarding acceptance of letters from vendors; evidence of being the sole provider; and entities that are the representatives for a product.

Responding to inquiry, Justin Reedy with Healthy Democracy provided background on the organization; stated that they are a non-profit and do not engage in any kind of political advocacy; indicated that Healthy Democracy does not have a prior relationship with anyone on the dais; and he expressed appreciation for those Council Members who took the time to meet with them prior to the item being considered by the City Council.

Further discussion ensued between Justin Reedy with Healthy Democracy, staff, and Council Members regarding RFP vs. sole source contracts; educating people about the current process so they can make informed recommendations based on what is currently being done; clarification that sole source would allow people to participate earlier in the process; the ability of the civic assembly participants to engage in the current budget cycle; the civic lottery; and priming those coming into the civic assembly to be well-prepared to tackle the issue.

Discussion ensued between Ms. Dennis, staff, and Council Members regarding different uses for civic assemblies; previous practices; the proposal to ask the panel how they would like to participate in the process after they have experienced the current process; concern with challenges teaching individuals complex budget processes; the desire for feedback on issues facing the City from staff and the City Council; and others that might provide the same service.

Responding to inquiry, Michelle Dennis indicated that she had endorsed Council Member Fish and made a donation for $50, and she clarified that she would not receive any money from the process nor did she have any financial connections with Healthy Democracy or PDLA.

Additional discussion ensued between staff and Council Members regarding perception; support for having an RFP; support for the questionnaire; the upcoming budget cycle; support for the short-term recommendations approved to be brought forward in the Governance Subcommittee for the upcoming budget process; support for staff adjustments to the sample questionnaire provided; the ability to make changes in future years; engaging in a continuous process; support for engaging in an RFP process in time to allow for meaningful participation in the current budget cycle; and clarification that the earliest opportunity for the City Council to select a vendor from an RFP would be in January 2026.

Further discussion ensued between Justin Reedy with Healthy Democracy, staff, and Council Members regarding the process of going through a civic lottery; losing the benefits if the process is compressed too much; the draft budget prepared; length of time to work with a local vendor to design and print a mailer, allow time to receive a response, and find a pool of people to select from; concern that the tight timeline proposed would not allow for participation in February; crafting of the budget in May; the mid-year budget and open house in February; solicitation of a competitive price quote without a full RFP; exploration of other entities; inclusion of a cap of $250,000 in the motion; inclusion of AV costs in the total costs; ensuring that solicitation of competitive quotes does not affect the timeline; and agreement to include competitive price quotes to create a civic assembly answering the question of civic participation on the agenda for the next meeting.

Michelle Dennis wanted to ensure that the quote to facilitate a civic assembly addressing ways to increase public participation in the budget process included demonstration of skills and experience doing civic assemblies.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL:

1. APPROVE A CIVIC ASSEMBLY TO DEVELOP STRATEGIES TO INCREASE PUBLIC PARTICIPATION IN THE BUDGET PROCESS WITH A COMPETITIVE PRICE QUOTE CAPPED AT $250,000 TO COME BACK AT THE NOVEMBER 10, 2025 MEETING; AND,

2. APPROVE THE CITY COUNCIL GOVERNANCE SUBCOMMITTEE'S SHORT-TERM RECOMMENDATIONS TO PROMOTE PUBLIC PARTICIPATION IN THE BUDGET PROCESS FOR FISCAL YEAR 2026-2027; AND,

3. APPROVE A POTENTIAL BUDGET QUESTIONNAIRE EXERCISE FOR DEPARTMENTS TAILORERD TO THE CITY'S NEEDS TO USE DURING THE BUDGET PROCESS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-2

CC - Discussion and Direction Regarding Pilot Micro-Grant/Small Business Assistance Programs

Elizabeth Garcia, Economic Development Manager, provided a summary of the material of record.

Mayor O'Brien received clarification that estimated management fees are $15,000 annually.

Council Member Fish exited the dais.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders wanted to see anything possible done to help small businesses survive and thrive; discussed money spent on the civic assembly and Jubilo Village; and noted small businesses closing in Culver City

James Richardson was called to speak but was not present online or in person.

Heather Baker, City Attorney, reported evaluating potential financial conflicts for Council Member Vera and determined that the item did not meet the financial threshold that would require legal recusal.

Council Member Fish returned to the dais.

Discussion ensued between staff and Council Members regarding the proposal from Vice Mayor Puza; the importance of supporting small businesses to keep the City strong and vibrant; balancing work being done internally in Culver City, the budget, services, infrastructure, housing, and mobility with tangible support for local businesses; sales tax; strengthening the City's foundation; investing in the local economy; expansion of partnerships; Community Development Financial Institutions (CDFI); attracting new businesses; and bolstering grant funding.

Additional discussion ensued between staff and Council Members regarding support for providing one on one coaching, seminars, and webinars; appreciation to staff for the work that went into the process; a request for report backs on impact and demand; support for the investment and continued growth; the number of businesses that fail; support for the cohort program; and support for the permit fee reimbursement program.

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE TWO SMALL PILOT BUSINESS ASSISTANCE PROGRAMS AT A TOTAL OF $95,000.

Council Members wished Economic Project Manager Elizabeth Garzia a Happy Birthday.

Council Member Fish announced that the Dodgers had scored a home run in the 18th inning.

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Item A-3

CC - (1) Consideration of a Request for an Amendment to the Disposition and Development Agreement with Rethink Culver, LLC, Related to the Construction of a Mixed-Use Project at 9814 Washington Boulevard (DDA) and Provide Direction to the City Manager as Deemed Appropriate; and (2) (If Desired) Approval of an Amendment to the DDA Consistent with City Council Direction

Elaine Warner, Economic and Cultural Development Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding location of the retail space and the outdoor dining space, and use of the space by ReThink.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Meghan Pressman, Center Theater Group (CTG), spoke in support of the project; acknowledged the work of staff; discussed the responsibility of maintaining robust theater operations; and she requested that any DDA amendment ensure the release of the arts space requirement be contingent on relocating the Kirk Dougals Theater HVAC to the public right of way, direct the City Manager to issue appropriate permits and easements for the relocation, and require that sidewalk dining authorization be contingent on Center Theater Group's approval which is consistent with the existing easement.

Alicia Ide spoke on behalf of the Culver Arts Foundation Board, to remind the City Council that Culver City is arts facilities-poor; noted that there were many artists and arts organizations in the City who could benefit from arts spaces; and she expressed hope that the arts component would remain and also be added to other projects, especially those utilizing City property.

Elaine Gerty Warner, Economic and Cultural Development Manager, clarified that the property had been disposed to ReThink, was not City property, and was managed by the DDA to have an arts related space.

Edward Ring reminded everyone that Guac was playing at the Kirk Douglas Theater to great reviews; expressed support for the ReThink project; discussed challenges with navigating the three-party DDA; requested that any modification of the DDA meet their approval; reiterated gratitude for allowing the HVAC to be relocated to the public right of way to help the ReThink development that allows theater operations to continue in the same amount of space.

Amy Forbes, Center Theater Group (CTG), discussed negotiation of the original lease; the transformation of a movie theater into a live theater; the need to figure out where to put the HVAC system to accommodate the ReThink project; negotiations on how to cohabitate; safety and operational impact; and the need to confirm inclusion in the DDA to ensure their needs are not lost going forward in the construction.

Greg Reitz discussed length of the small, but complex, project and he indicated that they were present to answer any questions.

Discussion ensued between staff and Council Members regarding a suggestion to provide a one year time frame to demolish the house and allow the community to use the open space while the project is waiting to be built, and the request from CTG to see the final plans for outdoor dining before approving it.

Greg Reitz indicated that they hoped there would not be an interim period before building; expressed concern with the building being there; and he expressed support for use of the land if there is an interim period before building.

Responding to inquiry, Steve Edwards indicated that they did not want to impede the ability of CTG to load in and load out.

Additional discussion ensued between staff and Council Members regarding concern with privatizing public space; outdoor dining; accommodating plans that have been in the works for a long time; working to find a solution; being a good partner; appreciation that the affordable housing component is being retained as the project moves forward; agreement with comments made by Ms. Pressman; support for tearing down the building and creating open space if there is a gap between tear down and development; appreciation for feedback received; disappointment that prior iterations did not work out; the loss of the arts space; appreciation for the partnership; review of the dining area and relocation of the HVAC; adding a requirement that if construction has not begun after a year from execution of the DDA, the building needs to be demolished and made into an open space with the City dealing with activation; current performance schedule; the next milestone in May; potential construction in June; support for including outdoor dining and parking in the

DDA; and support for moving forward with modifications in the DDA per approval of outdoor dining by CTG.

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

1. CONSIDER AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH RETHINK, LLC, RELATED TO THE CONSTRUCTION OF A MIXED-USE PROJECT AT 9814 WASHINGTON BOULEVARD (DDA); AND,

2. APPROVE AN AMENDMENT TO THE DDA CONSISTENT WITH CITY COUNCIL DIRECTION; 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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Public Comment - Items Not on the Agenda

Mayor O'Brien invited public comment.

T'Ana Allen, Deputy City Clerk, reported that no requests to speak had been received.

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Items from Council Members

Council Member Fish received City Council consensus to send a letter in support of single-stair reform to the California Building Standards Commission and to the State Fire Marshal's Working Group noting the need and reason for passing it.

Discussion ensued between staff and Council Members regarding working on the letter with the Housing and Homelessness Subcommittee; ensuring that the letter reflects what has been passed by the City Council; and a similar letter from Santa Monica provided for review.

Council Member Fish received City Council consensus to remand consideration of SB 720 to the Mobility Subcommittee.

Discussion ensued between staff and Council Members regarding clarification that the legislation platform review would be on the Consent Calendar for an upcoming City Council meeting.

Vice Mayor Puza received unanimous City Council consensus to agendize exploration of using accessible portable bathrooms by "Throne" services and he received unanimous consensus to support AB 736 for an affordable housing bond to provide dedicated funding for student housing at California's public colleges and universities.

Discussion ensued between staff and Council Members regarding clarification that if support for AB 736 is within the legislative policies platform it would not need to come back for consideration.

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Council Member Requests to Agendize Future Items

- Consideration of having a Pan African Olympic House in Culver City (O'Brien)
- Consideration of a process to streamline proclamations and recognitions (O'Brien)
- Consideration of sending a letter to the California Building Standards Commission and State Fire Marshal advocating for the ordinance passed for single-stair reform (Fish)
- Remand consideration of SB 720 to the Mobility Subcommittee (Fish)
- Receive a presentation on accessible portable bathrooms (Puza)
- Consider support of AB 736 (Puza)

Vice Mayor Puza read a remembrance for Melody Winter of the River Project and Friends of Los Angeles River.

Mayor O'Brien read the obituary for Margot Green.

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Adjournment

There being no further business, at 12:28 a.m., Tuesday, October 28, 2025 the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Margot Green, Andrew Nuñez, and Melanie Winter to a meeting to be held on November 10, 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, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board
Culver City, California

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

Date: November 10, 2025