THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL,
CULVER CITY HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY BOARD,
CULVER CITY PUBLIC FINANCE AUTHORITY,
REDEVELOPMENT FINANCING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

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

July 27, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 5:36 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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Closed Session

Mayor Puza invited public comment.

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

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECESS TO CLOSED SESSION.

At 5:37 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, Culver City Public Finance Authority, 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 Real Property Negotiators
Re: 3835 Watseka Avenue
City Negotiator: Odis Jones, City Manager; Adam Troy, Assistant City Manager
Other Parties Negotiators: ReThink Culver City LLC, Greg Reitz
Under Negotiation: Both Tems and Price
Pursuant to Government Code Section 54956.8

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CS-2 CC:PFA - Conference with Real Property Negotiators
Re: 10401 Virginia Avenue
City Negotiator: Odis Jones, City Manager and Executive Director; Adam Troy, Assistant City Manager
Other Parties Negotiators: Keith McNutt, Vice-President, Actors Fund Housing Development Corporation
Under Negotiation: Both Tems and Price
Pursuant to Government Code Section 54956.8

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CS-3 CC - Conference with Legal Counsel – Anticipated Litigation
Re: Significant Exposure to Litigation (2 Items)
Pursuant to Government Code Section 54956.9(d)(2)

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Regular Session – 7:00 p.m.

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 7:08 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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

Odis Jones, City Manager, discussed Parks, Recreation and Community Services (PRCS) activities; the pool area; authorization to increase part time employee hours to meet demand; participation levels; increased costs; meetings with hotel vendors; and an upcoming proposal to be provided based on feedback.

Lea Eriksen, Senior Assistant City Manager, provided an update on the Overland project noting upcoming design changes to be presented to the Mobility Subcommittee and the Bicycle and Pedestrian Advisory Committee (BPAC).

Jeremy Bocchino, City Clerk, thanked the Public Works team including Carlos Amador, Ashfaq Dean, Jeff Wolf, Eduardo Sanabria, George Trumbull, and Manny Cervantes for working all weekend to address issues in order to allow the City Council meeting to move forward; she noted that the Deputy City Clerk was participating remotely; and she reminded staff that she would be activating the microphones for their presentations.

Mayor Puza thanked Public Works staff for their efforts to address issues to allow the meeting to move forward and he reported that as part of continuing efforts to ensure meeting efficiency, Council Member remarks were limited to two minutes each.

Council Member O'Brien discussed attending the 15th anniversary celebration of EK Valley Oaxacan restaurant in the Arts District; the Summer Concert series; and he received unanimous consensus that when the meeting is adjourned that it be adjourned in memory of Ricardo Rodriguez.

Council Member Vera indicated that Ricardo had been a part time employee and noted that the family at Sorrento's was extremely saddened at his passing.

Council Member McMorrin discussed the screening of *How to Train Your Dragon* at Fox Hills Park as part of Parks Make Life Better! Month; Shakespeare in the Park on August 1; she noted that information on many more events was available on the community calendar; thanked staff for their hard work to compile all of the information for everyone; and she encouraged landlords to avoid penalties by signing up for the landlord registration before the July 31, 2026 deadline.

Vice Mayor Fish discussed Landscaping for Wildfire Resilience at the Stoneview Nature Center; National Disability Independence Day commemorating the anniversary of the Americans with Disabilities Act (ADA) established in 1990; work still to be done; National Day of Action on July 25; those killed by ICE (Immigration and Customs Enforcement) agents earlier in the month; a survey indicating a 14% increase in Culver City voters who feel that the City is going in the right direction compared to the previous survey; accomplishments and historic investments made; and the positive impact of the work done by Culver City in how residents feel about the City noting that they were just getting started.

Mayor Puza echoed comments about the EK Valley event; discussed his appreciation for the work done by the Los Angeles African Professionals noting that he was honored to receive the Distinguished Friend of Africa Award on July 19; reported attending the Santa Monica State of the City; discussed continued partnership through the Westside Council of Governments (COG); and announced Shakespeare in the Park with *Two Gentlebots of Verona* in Media Park.

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Joint Public Comment – Items NOT on the Agenda

Mayor Puza invited public comment noting that for the past several months, the City Council had been adhering to the 20 minute speaking limit noting that there would be an additional opportunity to provide Public Comment for Items Not on the Agenda later in the meeting.

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

The following members of the public addressed the City Council:

Patrick Godinez indicated being a Culver City Housing Participant and former unhoused neighbor adding that while he serves as a member of the Advisory Committee on Housing and Homelessness (ACOHH), his comments were his own; expressed appreciation to the City Council, staff, and contracted providers for the time, effort, and resources provided to combat homelessness over the past several years; encouraged the City Council to update the Emergency Homelessness Proclamation as soon as possible; discussed focusing on cost-effectiveness; building on current success; and keeping people informed on what's next.

Jesus Reyes was called to speak but was not present in person or online.

David Nauta, former Associate Engineer in the Public Works Engineering Division, reported sending a letter to Council Members; discussed his previous duties; negative shifts in the work environment that caused him to leave his job; resignations; low morale across all departments due to the City Manager; the present state of the City; concern with not meeting KPIs (Key Performance Indicators) this year due to lack of staff and discontinuity; restoration of the work environment to professionalism; the need for an independent third party to assess and redeem the situation; and he noted that in his time he tried to make Culver City a better place.

Technical difficulties with audio meant that the following online speakers could not be heard at this time and would be revisited:

Bryan Sanders
Lorri Horn

Council Member McMorrin exited the dais.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER O'BRIEN AND SECONDED BY COUNCIL MEMBER VERA AND THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JULY 27, 2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Clerk's Note: Council Member McMorrin was inadvertently marked as recused for the above vote but was absent from the dais.

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Order of the Agenda

Public Comment for Items NOT On the Agenda was heard before Receipt and Filing of Correspondence and continued after Item A-1.

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Consent Calendar

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

David Nauta spoke on Item C-3 requesting that the City Council direct staff to provide an exception to allow contractors to haul debris themselves; discussed benefits to the City; reduced costs; improved efficiency; EPO (Environmental Programs and Operations) staff; limited resources; recent personnel changes; easing workloads; hauling regulations; allowing exceptions beforehand to enable contractors to bid their projects accordingly; he proposed holding an optional pre-bid meeting to let contractors know about the exception; discussed minimal spec changes required; and he noted that he could not discuss the item while being an employee due to politics.

Discussion ensued between staff and Council Members regarding the exclusive franchise agreement to handle materials that are part of Item C-3; meeting goals and objectives with regulatory agencies and state and federal regulations; adding locations; budget; logistics; timing; sidewalk repair projects that are being bid out separately due to multiple funding sources; the intent to address all the sidewalk imperfections by the end of the fiscal year; a request to look at Wrightcrest in Blair Hills where ficus trees are impacting the sidewalks; City policy not to release contractors before all funds available in the project budget are spent; use of the contingency; the growing list; sidewalks as a unifying issue; and appreciation to staff for their efforts.

Additional discussion ensued between staff and Council Members regarding community feedback; getting the work of the public done; internal changes; and responsiveness to the public.

Council Member McMorrin returned to the dais.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for July 4, 2026 to July 17, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JULY 4, 2026 TO JULY 17, 2026.

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Item C-2

CC:HA:SA:PA – Approval of Minutes of the Regular City Council Meeting Held on July 13, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON JULY 13, 2026.

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Item C-3

CC:PFA - Approval of Final Plans and Specifications and Authorization to Publish Notice Inviting Bids for the Annual Sidewalk, Curb and Gutter, and Driveway Approach Project, PZ-428

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION FOR THE ANNUAL SIDEWALK, CURB AND GUTTER, AND DRIVEWAY APPROACH PROJECT, PZ-428.

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Item C-4

CC:PFA - Approval of Amendment to Existing General Services Agreement with West Coast Arborists, Inc. for Citywide Tree Maintenance Services to Increase the Annual Not-to-Exceed Amount for Fiscal Year 2026-2027 by an Amount of $500,000 for a Total Not-to-Exceed Amount of $1,742,082 for Fiscal Year 2026-2027

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR TREE MAINTENANCE SERVICES TO INCREASE THE NOT-TO-EXCEED AMOUNT FOR FISCAL YEAR 2026-2027 BY $500,000 (FROM $1,242,082 TO $1,742,082), 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-5

CC - (1) Authorization to Release a Request for Proposals for Parking Management Services for the City's Off-Street Parking Facilities; and (2) Approval of an Amendment to the Extend the Existing ABM Parking Services to Manage the City's Parking Facilities from November 1, 2026, through June 30, 2027, in an Amount Not-to-Exceed $1,239,859

THAT THE CITY COUNCIL:

1. AUTHORIZE STAFF TO RELEASE A REQUEST FOR PROPOSALS (RFP) FOR PARKING MANAGEMENT SERVICES FOR THE CITY'S OFF-STREET PARKING FACILITIES; AND,

2. APPROVE AN AMENDMENT TO EXTEND THE EXISTING AGREEMENT WITH ABM PARKING SERVICES FOR CONTINUED MANAGEMENT OF THE CITY'S PARKING FACILITIES FROM NOVEMBER 1, 2026, THROUGH JUNE 30, 2027, IN A NOT-TO-EXCEED AMOUNT OF $1,239,859, UNDER THE EXISTING TERMS AND CONDITIONS OF THE CURRENT 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-6

CC – Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2025-2026, Second Quarter) and Real Property Transfer Tax Status Report (FY 2025-2026, Third Quarter), as Approved by the Finance Advisory Committee

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

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Item C-7

CC – Approval of an Amendment to the Existing Agreement with SkiData, Inc, in an Amount Not-to-Exceed $335,335 for Installation, Customization, Implementation and Maintenance of a Parking Access and Revenue Control Systems for the New Culver Commons City Parking Structure Located at 4029 Centinela Avenue

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT SKIDATA, INC, IN AN AMOUNT NOT-TO-EXCEED $335,335 FOR INSTALLATION, CUSTOMIZATION, IMPLEMENTATION AND MAINTENANCE OF A PARKING ACCESS AND REVENUE CONTROL SYSTEM FOR THE NEW CULVER COMMONS CITY PARKING STRUCTURE LOCATED AT 4029 CENTINELA AVENUE.

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

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

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Item C-8

CC – Approval of a Two-Year Agreement with Woods Maintenance Services Inc, for Illegal Dumping and Encampment Abatement in an Amount Not-to-Exceed $162,800 per Fiscal Year, with an Optional One-Year Extension

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR AGREEMENT WITH WOODS MAINTENANCE SERVICES INC. FOR THE ILLEGAL DUMPING AND ENCAMPMENT ABATEMENT IN ENCAMPMENTS OF UNHOUSED PERSONS IN AN AMOUNT NOT TO EXCEED $162,800 PER FISCAL YEAR, WITH AN OPTIONAL ONE-YEAR EXTENSION EXERCISABLE AT THE SOLE DISCRETION OF THE CITY; AND,

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

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

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Item C-9

CC – Award of a $1,000 Off-Cycle Special Events Grant and Designation of the Center Theater Group's "Dog Man: The Musical" as a City-Sponsored Event

THAT THE CITY COUNCIL: AWARD A $1,000 OFF-CYCLE, IN-KIND SPECIAL EVENTS GRANT AND DESIGNATE THE CENTER THEATER GROUP'S "DOG MAN" AS A CITY-SPONSORED EVENT.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-9.

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Public Hearing Items

None.

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Action Items

Item A-1

CC - (1) Adoption of a Resolution to Place a Measure on the Ballot for the General Municipal Election to be Held in the City of Culver City on Tuesday, November 3, 2026 to Increase the Rate of the Transient Occupancy Tax (Hotel Tax) to the Rate of 16%; (2) (If Desired) Adoption of a Resolution Authorizing the City Council and/or Certain Council Members to Submit Primary Ballot Arguments Regarding the Ballot Measure; (3) (If Desired) Creation and Appointment of Members to Ad-Hoc Subcommittee(s) to Draft and/or Submit Primary and Rebuttal Ballot Arguments; and (4) Instruction to the City Attorney to Prepare the Impartial Analysis for the Ballot Measure

Mayor Puza discussed efficient meeting management noting that the City Council had been experimenting with time limits for Council Member discussion during Public Hearings and Action Items and he discussed procedures.

Council Member O'Brien indicated that the FPPC (Fair Political Practices Commission) had not issued an opinion, so out of an abundance of caution, he would continue to recuse himself from consideration of the item and he exited the dais.

Odis Jones, City Manager, reported discussions with hoteliers; discussed a proposal brought forward that the increase be implemented in steps; language and timing of the ballot measure; direction to the City Attorney to prepare language to increase the total rate by 2% over the course of two years; and he reported discussions with Vice Mayor Fish.

Due to technical difficulties with hearing people on Zoom, Michael Cobden, Deputy City Attorney, was unable to be heard.

Jeremy Bocchino, City Clerk, received agreement that the meeting would be paused at 8:00 p.m. to address technical issues.

Heather Baker, City Attorney, discussed changes to two resolutions; read proposed changes to the fourth recital; changes to language to the ballot measure itself in Section 3 of the resolution; and changes to exhibit A of the ordinance.

Discussion ensued between staff and Council Members regarding clarification that initial changes would take effect on March 1, 2027 with additional changes taking place on March 1, 2028.

Heather Baker, City Attorney, discussed changes to language in the ordinance in Section 1, Exhibit A; changes to the proposed resolution authorizing the primary ballot arguments; changes to the ballot measure mirroring language in the other resolution; changes to Exhibit A; and she recommended that the motion be to adopt resolutions as amended.

Steve Agostini, Chief Finance Officer, provided a summary of the material of record.

Mayor Puza invited public comment.

Leo Grifka was called to speak but was not present in the chamber or online.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; gratitude to those working behind the scenes to address technical difficulties; support for the two-step compromise; absence of the hotel community from the current meeting; meetings between the hotel community, the Mayor, and City staff; the Hospitality Advisory Council; collaboration with Economic Development; creation of a tourism/hospitality initiative; and common ground identified.

Danielle Goller, Culver Hotel, expressed appreciation to the City Council and staff for their collaboration; discussed common goals; concern that it was not the right time to increase the TOT as it would place Culver City at the highest hotel tax rate; requirements to display total costs that would put Culver City higher than surrounding destinations without comparable investment; communicating to visitors why they should visit Culver City; proposed that if the increase moves forward that the first increase be by 1% in 2027 rather than 2% to allow time to strengthen tourism marketing, build the City’s brand, and for other cities to raise their taxes; commitment to dedicating a meaningful portion of TOT revenue to tourism promotion; requested a concrete implementation plan to launch Explore Culver City beginning immediately; and she wanted to see a committee of City hotels and the Chamber of Commerce to ensure the best return on investment.

Discussion ensued between staff and Council Members regarding clarification that the City Council was amenable to a phased implementation; the general tax being proposed; assessments vs. taxes; the need to invest in tourism; and money included in the budget to assist with startup capital.

Responding to inquiry, Danielle Goller discussed weekend occupancy rates and the insufficient amount of money set aside to support a tourism program.

Additional discussion ensued between staff and Council Members regarding increased difficulty in passing a special assessment; the importance of reinvesting in businesses; concern with doing a disservice by placing the money into the General Fund without a special allocation; appreciation for the outreach to hotels; ramifications of not passing the tax; the staff proposal; discussions at the City Council retreat; the proposed General Tax; City Charter appropriations requirements; outreach before the item came before the City Council; budgeted appropriations; components of a tourism program; inclusion of hotel owners in the discussion; the request for a multi-year commitment from the City Council; use of consultants to help determine how to drive the tourism economy; the inability to allow allocations; and the ability to agendize future discussion of a special tax.

Further discussion ensued between staff and Council Members regarding appreciation for input from hotel representatives; concerns shared regarding potential impact on leisure travelers; increasing the marketing spend that has already been committed to; other cities that have a higher combination of TOT with their tourism district assessment that also goes directly to tourism; support for committing more funds toward expanding tourism marketing efforts; appreciation to the hotel owners for their participation in the process; education; scaling up the tax as the marketing work is done to attract more people; and appreciation to staff for their work on the item.

Discussion ensued between staff and Council Members regarding the importance of tourism in the economic future of Culver City; the launch of the dedicated tourism website to showcase all that Culver City has to offer; the work of the Economic Development Subcommittee; benefits of tourism; building the reputation of Culver City as a premier destination; allocation of funds; and maintaining continuous dialogue with the hotels.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT THE PROPOSED AMENDED RESOLUTION TO PLACE A MEASURE ON THE BALLOT FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY OF CULVER CITY ON TUESDAY, NOVEMBER 3, 2026 TO INCREASE THE RATE OF THE TRANSIENT OCCUPANCY TAX (HOTEL TAX) TO THE RATE OF 15% UNTIL MARCH 1, 2028 AND UP TO 16% THEREAFTER.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding the subcommittee for Vote 16.

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

1. ADOPT A RESOLUTION AUTHORIZING THE CITY COUNCIL AND/OR CERTAIN COUNCIL MEMBERS TO SUBMIT PRIMARY BALLOT ARGUMENTS REGARDING THE BALLOT MEASURE; AND,

2. CREATE AN AD HOC SUBCOMMITEE AND APPOINT VICE MAYOR FISH AND COUNCIL MEMBER MCMORRIN THERETO TO DRAFT AND/OR SUBMIT PRIMARY AND REBUTTAL BALLOT ARGUMENTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding instructions to the City Clerk to post a notice setting the date of August 14, 2026 after which no arguments may be submitted; instruction to the City Attorney to prepare the partial analysis for the ballot measure which will also be due on August 14, 2026; the need to meet before the deadline; the item for the subcommittee to return with arguments for approval by the full Council on the August 10, 2026 City Council agenda; submission of the arguments to the City Clerk's Office by August 7, 2026; ensuring an open line of communication between hotels and the City; creation of a hospitality advisory group; continued discussions between staff and hoteliers; plans to hold a meeting of the advisory council in September for a listening session;

ensuring alignment; gaining input from hospitality practitioners on how to build programming; anticipated needs; use of monies already set aside; ascertaining what the full amount of the request should be; concrete plans; the risk assessment analysis; spreading funds in a judicious manner; ensuring several touch points with the hospitality advisory group for the two year budget and a touchpoint with the general budget; priority-based budgeting; ensuring that one community group is not receiving priority over another; voices that do not generally get heard at the table; sidewalk uplift; Bill Botts Fields; taking a wholistic approach in the budget process; priorities presented in February; appreciation for hearing from all voices; and tourism marketing as an investment in the City.

Additional discussion ensued between staff and Council Members regarding appreciation for staff implementation of outreach as a core value; clarification that outreach does not mean 100% of people; establishing a baseline to ensure the same understanding of what outreach means and overall outreach strategy; scientific surveys with the public to ascertain what is next; understanding priorities; addressing deferred maintenance items; public engagement to have conversation about goal setting; setting priorities; holding neighborhood meetings to understand their concerns; neighborhoods that have been left out; distillation of what was heard from the public; a check in to ensure accuracy of what the City felt they heard from the community; open data available for all conversations; engagement with the business community and certain groups within the community including seniors; the Senior Center; the wholistic approach; and a request to reconvene the Short Term Rentals Ad Hoc Subcommittee to be clear on policy.

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Recess/Reconvene

Mayor Puza called a brief recess from 8:13 p.m. to 8:17 p.m. to allow staff to address technical issues.

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The following item was heard out of sequence.

Joint Public Comment – Items NOT on the Agenda (Continued)

Mayor Puza invited public comment.

The following members of the public were called to speak:

Bryan Sanders discussed changes to how Jewish families live; increased security; difficult conversations; attendance of a partisan event by Vice Mayor Fish, Stephanie Loredo, and Thomas Small celebrating figures and movements that many Jewish Americans experience as hostile; concern with public associations and causes elevated; and the importance of safety, dignity and belonging in Culver City.

Lorri Horn discussed disagreement on certain items; people in pictures that were posted; understanding that certain posts make constituents feel marginalized; and people being celebrated that cause others to feel threatened.

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Item A-2

CC - (1) Consideration of Creating the Proposed Food Truck Permit Program to Regulate the Operations of Food Trucks Near Parks; and (2) Direction to City Manager as Deemed Appropriate

Tomás Herrera Mishler, PRCS Director, introduced the item and provided a summary of the material of record.

Mayor Puza invited public.

The following members of the public addressed the City Council:

Tommy Whitaker, PRCS Commissioner, spoke on behalf of the Commission and as part of the Food Truck Permits in the Park Subcommittee; discussed providing a functional way to consistently have food trucks near and around parks with stipulations and guidelines to vendors; the work of staff to research plans from other cities and devise a plan and permit process for Culver City; keeping all community members in mind when constructing a plan; location and set up; time and days of operation; parks in neighborhoods; ensuring respect for the community as a whole; addressing concerns expressed by the community; allowing more vendors to operate in a safe and structured manner; providing a variety of food choices; and continued receipt of feedback on making the parks better.

Luke Lucas thanked PRCS for their efforts and for allowing them to make community in Culver City.

Carolyn Libuser felt that the item was disrespectful to the community; discussed limited park space; concern that Carlson Park was a quiet place that would become Fiesta La Ballona 7 days a week if food trucks are added; desecration of a sacred space by enacting a permit program for food trucks; and she noted that the program could possibly work at Veterans Park.

Jeannie Wisnosky Stehlin noted that the item originated from people wanting to preserve Pizza in the Park; indicated that she lives on Carlson Park and smells the pizza all the time; discussed the four hour blocks proposed; pointed out that the toilets and picnic shelter were reversed on the map; questioned whether food trucks could function at the park 7 days per week if all available permit spots are filled; discussed the total number of food truck permits anticipated to be issued; the process to assign permit locations, days, and times; restrictions on engine idling; standards governing generator use; evaluation of success; outreach to neighbors; assignment of trucks in a permanent location; concern with placing mini-restaurants in parks across from people’s homes and in front of where kids play soccer; and she proposed moving trucks around and not being in a permanent location for such a long time.

Discussion ensued between staff and Council Members regarding the current agenda item addressing the rule that food trucks have to be 300 feet away from a park; Fox Hills Park; the ability for food trucks to set up across Culver City based on certain regulations; appreciation for the graphics included; the first come, first served process opening up in April; placement and time; compliance; the ability to indicate preference; remaining slots opened up to those who were not able to get slots during the initial process; addressing shifts within the year of the permit allocation; permits to be cancelled if the truck misses two weeks in a row without notifying the City; staff time; openness to a mid-year recruitment if there are openings; the annual process; and appreciation for the work of staff.

Additional discussion ensued between staff and Council Members regarding appreciation for responsiveness to community feedback; operating hours; the possibility of incorporating lunch; plans for a pilot program from January through June; solicitation of community and vendor feedback before opening the full-year application process; waste management; organics; recycling; plans to update trash cans in the parks; increasing the availability of recycling; examination of the impacts of trash in the parks; rules in the permit in alignment with EPO requirements; requiring that trash generated is taken with the food trucks; support for encouraging zero waste; the bins on the Expo Bike Path; providing recycling for customers; making park spaces more dynamic; and providing a resource for parents who may not have time to make food for their family.

Discussion ensued between staff and Council Members regarding support for a “leave no trace” mentality as it pertains to trash; opposition to allowing amplified music; the Sound Ordinance; building a prohibition on idling into the ordinance; moving locations so that one house does not have a truck in front of their house every day of the week; the need to block off parking; consistency; regulating parking at each site; fairness to homeowners; Lindberg Park; and efforts not to have food trucks adjacent to afterschool programming.

Additional discussion ensued between staff and Council Members regarding the need for more research around idling; requirements to use an electric generator; code requirements; the prohibition on gas or diesel generators in the parks; the prohibition on all amplified sound; and rules and regulations for street vendors vs. food trucks.

Further discussion ensued between staff and Council Members regarding street vendors vs. sidewalk vendors; who is allowed and who is limited to the sidewalk; fairness; application of rules across the board; equity for all vendors; specific state law in place for sidewalk vendors; the comprehensive update to Sidewalk Vendor Regulations within the past few years; state law; updates to provisions related to food trucks; and identification of differences.

Discussion ensued between staff and Council Members regarding looking at the first come, first served process vs. a lottery process; incorporation of the pilot program for electric generators that is used in the parks and at the Farmers Market; evaluation of the pilot program; permit utilization using vendor satisfaction, complaints, surveys from park users, enforcement issues, and litter; sustainability; use of compostable food ware; the need to meet EPO requirements; sales tax; business tax; agreed upon items; direction given to staff; and next steps.

Tomás Herrera Mishler, PRCS Director, summarized direction given including investigation of moving trucks from address to address so that one household does not have a food truck in front every day; looking at having food trucks at Fox Hills Park; investigation of using a lottery system for the pilot;

evaluation methods for the pilot program; compostable food ware; sales tax on the food; and creating equity for all vendors in the park.

Discussion ensued between staff and Council Members regarding adding a policy about idling to the items to investigate; proper disposal of all trash by the vendor and users; and looking into assistance from Public Works to transition bins to include recycling and organics.

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Item A-3

CC - Adoption of a Resolution Adopting a Civil Penalty Bail Schedule for Parking Violations Under the Culver City Municipal Code, Fire Codes, and California Vehicle Code, and Rescinding Resolution No. 2012-R087

Andrew Bellante, Culver City Police Department (CCPD) Captain, introduced the item.

Bret Arne, CCPD Lieutenant, provided a summary of the material of record on a resolution to increase civil penalties for parking citations and an overview of the City's parking fine schedule.

Discussion ensued between staff and Council Members regarding the top three violations; an observation that Culver City is still on the low end of rates for surrounding areas; a suggestion to raise the fee for handicap parking violations; the impetus for the review; the previous fee increase in 2008; encouragement to standardize parking penalties in the vehicle code; considering the average of surrounding jurisdictions; violation revenue sent to the General Fund; future review of fees as part of the budgetary cycle; appreciation for the work to bring the review forward; late fees; waiver of penalties for those experiencing hardship; implementation of a payment plan; consideration of the average fees for neighboring cities; other fees that are going up; revisiting rates in two years; having respect for each other's points of view; differing ways to serve the City; and support for the staff suggestion.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ADOPTING A CIVIL PENALTY BAIL SCHEDULE FOR PARKING VIOLATIONS UNDER THE

CULVER CITY MUNICIPAL CODE, FIRE CODES, AND CALIFORNIA VEHICLE CODE, AND RESCINDING RESOLUTION NO. 2012-R087.

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Item A-4

CC - Creation of a City Council Standing Affordability Subcommittee and Appointment of Members Thereto; (2) Dissolution of the Minimum Wage Ad Hoc Subcommittee; and (3) Direction to the City Manager as Deemed Appropriate

Jeremy Bocchino, City Clerk, provided a summary of the material of record.

Adam Troy, Assistant City Manager, expressed staff support for creation of an Affordable Housing Subcommittee; discussed priorities; consolidating discussions into a dedicated subcommittee to streamline coordination, improve continuity, and provide a consistent forum for advancing housing initiatives before they come before the full City Council.

Mayor Puza noted that no requests to make public comment had been received.

Discussion ensued between staff and Council Members regarding distinguishing housing production and homelessness from the cost of living more broadly; the focus of the Housing and Homeless Subcommittee vs. the focus of the Standing Affordability Subcommittee; subcommittee membership; and support for keeping housing matters within the Housing and Homelessness Subcommittee including renter protection, rental assistance, right to counsel and housing affordability in general.

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

1. CREATE A CITY COUNCIL STANDING AFFORDABILITY SUBCOMMITTEE AND APPOINT MAYOR PUZA AND COUNCIL MEMBER MCMORRIN THERETO; AND,

2. DISSOLVE THE AD HOC MINIMUM WAGE SUBCOMMITTEE.

Jeremy Bocchino, City Clerk, noted the need to be strict with keeping issues separate between the Housing Subcommittee and the Affordability Subcommittee so as not to cause Brown Act violations since Mayor Puza and Council Member McMorrin serve on both.

Discussion ensued between staff and Council Members regarding clarification that items would go to one Subcommittee or the other, not both, and consensus was received from Mayor Puza, Vice Mayor Fish, and Council Members McMorrin and O’Brien that housing-related items be considered by the Standing Housing and Homelessness Subcommittee.

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Public Comment – Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

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

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Items from Council Members (Continued)

Council Member O’Brien reported that Ricardo Rodriuguez had passed away unexpectedly and asked that the meeting be adjourned in his memory.

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Council Member Requests to Agendize Future Items

Vice Mayor Fish noted that the City Charter had not been updated in 20 years; discussed the Governance Subcommittee; received consensus from Mayor Puza and Council Members McMorrin and O’Brien to discuss a charter review and update; and he received agreement from Mayor Puza and Council Members McMorrin and O’Brien that the City Manager be the point-person to help facilitate the conversation with stakeholders who are part of the discussion about Flock cameras and privacy implications.

The following item was agendized for future consideration:

- Consideration of a charter review and update (Fish)

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MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF RICARDO RODRIGUEZ.

Adjournment

There being no further business, at 10:17 p.m., the City Council, Housing Authority Board, Parking Authority Board, Public Finance Authority, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Ricardo Rodriguez, to a regular meeting to be held on August 10, 2026.

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

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

Date: _________________________