

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY 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

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

May 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 5:31 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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**Closed Session**

Mayor O'Brien invited public comment.

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

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER FISH 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 5:32 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: Shelia Coon v. City of Culver City  
Case No. 22STCV20049  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-2** CC - Conference with Legal Counsel - Existing Litigation  
Re: Martin Luther King Jr. County et al., v. Scott Turner, etc.  
et al.  
Case No. 2:25-CV-00814-BJR  
Pursuant to Government Code Section 54956.9(d) (1)

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

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**CS-5** CC - Conference with Labor Negotiators  
City Designated Representatives: John Nachbar, City Manager;  
Dana Anderson, Human Resources Director; Lisa Soghor, Chief  
Financial Officer  
Employee Organizations: Culver City Employees Association;  
Culver City Management Group; Culver City Police Officers  
Association; Culver City Police Management Group; Culver City

Firefighters Association; Culver City Fire Management Group  
Pursuant to Government Code Section 54957.6

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

Mayor O'Brien reconvened the City Council meeting at 7:03 p.m.  
for Recognition Presentations with all Council Members present.

Item R-1

**CC - Presentation of a Proclamation Designating May 2025 as  
Asian American and Pacific Islander Heritage Month**

Council Member Fish presented a Proclamation Designating May  
2025 as Asian American and Pacific Islander Heritage Month.

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Item R-2

**CC - Presentation of a Commendation to Troop 15 in Celebration  
and Founding of the First All-Female Troop Within Scouting  
America in Culver City**

Mayor O'Brien presented a Commendation to Troop 15 in  
Celebration and Founding of the First All-Female Troop Within  
Scouting America in Culver City noting that they had won  
Camporee for the Crescent Bay District.

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**Regular Session**

Mayor O'Brien reconvened the regular meeting of the City  
Council, Culver City Housing Authority Board, Culver City  
Parking Authority Board, Redevelopment Financing Authority  
Board, and Successor Agency to the Culver City Redevelopment  
Agency Board at 7:12 p.m. in the Mike Balkman Council Chambers  
at City Hall with all Council Members present.

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**Pledge of Allegiance**

Troop 15 led the Pledge of Allegiance.

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**Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

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**Closed Session Report**

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

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

Council Member Fish discussed attending the fundraiser for Miram's House; provided background on the organization; discussed lack of low income or very low-income housing to serve as a conduit for those graduating their sober-living program; the regional issue of the need for affordable housing; and he expressed appreciation for the work of Miriam's House.

Council Member McMorris noted that the Culver City Unified School District (CCUSD) usually meets in Council Chambers and she reported that they were meeting at CCUSD Headquarters instead; discussed the origin of Memorial Day; her father's service in the army; the PRCS (Parks, Recreation and Community Services) Summer Kickoff on June 5 and the Senior Prom on June 7; appreciation for the community engagement; additional events listed on the Culver City Community Calendar; and she announced that she would be honored by the National Coalition of 100 Black Women and others in the Who's Who in the Community Awards on June 7 noting that people were welcome to attend.

Vice Mayor Puza noted that the Senior Prom would be held at the Senior Center and was for older adults, not high school students, and he expressed appreciation to Culver City Public Works Employees for their dedicated efforts noting that National Public Works Week was May 18-24.

Mayor O'Brien announced the Third Annual AI on the Lot from May 28-30 in Culver City.

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

Mayor O'Brien invited public comment.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech and reminded members of the public that comment was being taken for Items NOT on the Agenda.

The following members of the public addressed the City Council:

Frances Kelley indicated wanting to speak on a different item.

Karen Moss indicated wanting to speak on a different item.

Jennifer Zhang indicated wanting to speak on a different item.

T'Ana Allen, Deputy City Clerk, reminded those making comment online to ensure that the name displayed was consistent with the name they signed up with.

Kalen Lehmann indicated wanting to speak on a different item.

Jamie Wallace acknowledged the need to help the needy; discussed running a city for 40,000 people; the amount of money proposed to be put into one project larger than normal investment in affordable housing for most cities; the tax credit for CCSM (Community Corporation of Santa Monica); concern with giving too much money to one project; other needs in Culver City; and she felt it was not right to take so much out of the Contingency Fund.

Marci Baun indicated that she speaking as an individual, expressed opposition to the nearly \$20 million dollar loan of taxpayer funds for the Jubilo Village project; discussed removal of the federal grant for the project; the structural deficit; the Contingency Fund; other things money could be spent on, including the Parks Department; use of taxpayer funds to benefit the entire community; the project tied to a religious institution; she asserted that a lawsuit would be filed if the City moved forward with the project; discussed financial entanglement; conflicts of interest; and named defendants.

Theresa Attias, Culver City Senior Center Board Member, thanked everyone involved in organizing the Senior Prom event on June 7; discussed fairness; pride in the work to advocate for seniors; formal introduction at the event; fees charged to

Senior Center Board Members, but not to City Board Members; and she asked that Senior Center Board Members not be charged an entrance fee for the City event.

Mary Daval discussed weariness in dealing with lies and vitriol coming from Washington, D.C. daily; similar tactics being used in Culver City; she noted that saying something over and over again did not make it true; referenced untrue remarks made by a Council Member regarding Jubilo Village at the May 20, 2025 budget meeting; clarified that no City funds would go toward building a church; discussed CCSM; church responsibility for the re-build; the major funder for the project; she noted that helping Jubilo would not reduce reserves below what is recommended by the Government Finance Officers Association (GFOA); and she asked people to look at the facts and to not believe the lies noting that no City funds would go toward building a church.

Steve Siegel asserted that the project never sounded right; indicated learning that the church would get \$13 million in rent; stated that churches could not be funded; discussed the lack of a mandate with the election results for certain Council Members; concern with going against what residents want; he asked that residents be surveyed; discussed increasing the quality of life for current residents; and the appearance of a conflict of interest.

Diana Hrabowecki provided background on herself and discussed a petition regarding the firing of 22 lifeguards at The Plunge.

Jeremy Bocchino, City Clerk, pointed out that Ms. Hrabowecki's comments pertained to Item C-9 and would be taken at that time.

Emily Fisher was called to speak but could not be heard.

Johanna Gullick spoke in support of the Jubilo Village development; responded to criticisms made by previous speakers; clarified that Jubilo Village was not being funded by the General Fund; noted that \$8 million dollars was being funded from monies specifically put aside for affordable housing with the remaining \$12 million in restricted reserves; stated that Jubilo was not contributing to the budget deficit; discussed GFOA recommendations for maintenance of Contingency Reserves noting that Jubilo Village did not put reserves below an acceptable level; and strong contingencies and funding in the Jubilo Village financing plan.

Mark Herscovitz provided background on himself; expressed concern with the grant for the Jubilo Village project; discussed improvements to the church facility; the intent to file a lawsuit for violation of the California Constitution that prohibits government action to favor or endorse religious institutions; conflicts of interest; litigation of violations of the Establishment Clause; and he asked that the City Council respond and take action to act on behalf of the citizens of Culver City.

Tara Barauskas, CCSM, provided background on the organization; expressed appreciation for the support from the City Council; discussed the affordable units that would remain that way for at least 75 years; their application for multiple funding sources to try to supplant the \$16 million dollars that the City Council directed staff to include in the budget; the idea of a local preference to ensure that those who live and work in Culver City are prioritized; money committed that is still lower than what has historically been funded for similar projects in Santa Monica; monies paid back toward loans each year; other funding sources; and she indicated that she would keep the City apprised of progress.

Amy Kim discussed denial of funding requests being submitted; lack of faith in the project by affordable housing funding experts; concern that the City Council is not listening to staff; money that could be spent to improve schools and best serve existing residents; lack of assurances in writing that units would be reserved for Culver City residents and that no additional funding would be sought from Culver City; lack of an updated budget incorporating price increases and lack of a copy of the agreement between CCSM and the church; and she felt that all the information should be in place before voting on the budget on June 9.

Disa Lindgren stated that Jubilo Village was worthy of support and that the loan was essential for the project to be built; discussed other faith communities making it possible for affordable housing to be built on their properties in Los Angeles; plans to demolish all buildings on the Culver Palms United Methodist Church lot in order to make room for the 95 unit Jubilo Village project for people in need of affordable housing; and the project as a response to a request from a Board Member from Upward Bound.

Melissa Sanders discussed lies about the project that was not shovel-ready; denial of funding applications; taxpayer money

going to one project that will use the City's affordable housing vouchers for the next 20 years; two other 100% affordable housing projects that have already been approved; she asserted that there was no reason that Culver City should pay money that they will never get back; and she wanted tax payer dollars used to go toward Culver City.

Jeanne Black expressed support for the City Council majority to provide a loan to Jubilo Village; discussed the dire need for low and very low-income affordable housing; previous appropriation of funds in 2011 for Tilden Terrace in a similar arrangement as is proposed for Jubilo Village; money in the proposed loan from funds that can only be used for affordable housing; the \$440,000 loan that is not the cause of the \$14.8 million dollar structural budget deficit in 2026; the \$12 million dollar loan in 2027; City reserves in the range that other local cities maintain; the national political climate; and she asserted that the affordable housing was needed and Culver City could afford it.

Nathana Lurvy provided background on herself; discussed learning from speaking to others in the audience; her opposition to spending \$250,000 on a consultant to learn how to explain the budget to people; the need for the City Council to work with local sources of news more strongly; people speaking about the project in good faith; rethinking how the City Council communicates with residents; the decision of the church to lease the land; the ability of the church to provide affordable housing by selling the land; money received by the church for renting the land for the next 75 years; and she noted money was not being given to the church, but they would be receiving rent.

Patrick Godinez indicated being an unhoused neighbor, member of the Advisory Committee on Housing and Homelessness (ACOH), and a member of the Outreach and Engagement Subcommittee speaking on behalf of himself; he advised against spending \$16 million dollars from reserves on Jubilo Village; discussed the current fiscal crisis; unknown ongoing operational costs; he proposed putting the money into a Housing Trust Fund to leverage money to build more units to keep up with the need based on the Culver City General Plan and Housing Element under the direction of the Planning and Development Department, and the Standing Housing and Homeless Committee; he suggested engagement of a continuum of care agency with a built-in grant writer; and discussed saving money for other projects for veterans, the disabled, LGBTQ+, and other subgroups.



Marleen Pugach indicated been a supporter of low-income housing and a member of a place of worship outside of Culver City building a substantial number of units; noted that they had not requested a loan from their municipality; questioned why Culver City felt that a \$20 million dollar loan is the only way to get the project done; and she noted that they had found other ways to accomplish their project.

Marta Valdez reported that she and others from a recent Neighborhood Watch meeting would be addressing the City Council; expressed opposition to spending \$20 million dollars on the Jubilo Village project; discussed concern with potential violation of the Establishment Clause of the Constitution; costly litigation that would challenge the misuse of public money; conflicts of interest; and she urged the City Council to reconsider the decision.

Gary Zeiss discussed the separation of church and state; money used to build a church sanctuary; statements highlighting the difficulty of finding funding; and he asserted that it was illegal for the City to fund rebuilding the church.

Deanna Newell felt that Jubilo Village was a bad idea for the City; stated that the City did not have the money; acknowledged that churches were building affordable housing, but other cities were not providing the money; she noted that if the proposed sales tax did not go through, City employees would have to be fired; discussed money going to CCSM that would go to the church to lease the land; the separation of church and state; concern with letting reserves dip low; recent natural disasters in the area; and asked that citizens be taken into account before spending the money.

Jeannine Wisnosky Stehlin urged Culver City to remove the entire allocation for the Jubilo Village project from the final budget; discussed comments from CCSM indicating Culver City had given them less money than other cities; approval of the major withdrawal from emergency reserves against the advice of the City Manager and Chief Financial Officer (CFO); the safety net for Culver City; public money going to a private entity; lack of prioritization for Culver City residents; cost per unit; and the loan that would never be repaid.

Emily Fisher was called to speak but could not be heard.

LaRhonda Smith, Southern California Hospital, reported that the Southern California Healthcare System had filed for bankruptcy;

discussed healthcare workers who have served the community; requested that Culver City pass a resolution highlighting the issue at hand; and noted the importance of stable employment for healthcare workers.

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

Judi Sherman thanked Thomas Check for his work on the Safer Fox Hills project; discussed overdevelopment being pushed into the area that will nullify plans; densification of the most dense community in Culver City; supposed conflict of interest that prevents Council Members residing in the area from providing input; appreciation to Jeff Schwartz for pointing out inconsistencies in items that City Council Members are allowed to vote on; the query submitted to the FPCC (Fair Political Practices Commission); she noted that the issue of a conflict of interest should have been addressed long ago; discussed the importance of basic communication in a timely fashion; and the need for transparency in such an important issue that will have a lasting impact on Fox Hills.

Nancy Barba discussed the characterization of the vote for Jubilo Village as a giveaway of Culver City's financial future rather than the public investment that it is; misrepresentation of the facts; money identified for the project that comes from legally restricted funds that must be spent on affordable housing; efforts to mitigate the longstanding structural deficit through the Real Estate Transfer Tax and other things put in motion; addressing the pressing need for stable affordable housing for seniors and working class residents; she asked the City Council to stand firm; and she urged the City to stop the privatization of lifeguards for the public pool.

Reiko Furuta noted that CCSM had not been able to obtain any funding for the project, including the \$19 million dollar grant from HUD (Housing and Urban Development); questioned how CCSM would credibly fund the project without asking for additional funding from Culver City; discussed the budget presented in March based on drawings that were 25% complete; the need for an updated budget and drawings; and she expressed concern with putting Culver City's financial status in jeopardy.

Karim Sahli discussed helping the vulnerable because it helps everyone; reducing emergency room visits, policing costs, and jail time with supporting housing; noted that every dollar spent saved multiple dollars over time; stories behind every unit;

and he asked the City Council to not look away, and instead save lives.

Benjamin Franklin was called to speak but was not present in person or online.

Rosie LaBriola strongly urged the City Council not to spend \$16 million dollars to fund the Jubilo Village project; stated that the project did not directly serve Culver City residents and would not guarantee priority status for Culver City residents; discussed putting contingency funds in jeopardy; a letter she and her neighbors received indicating that they live in a fire zone; potential emergencies; and she asserted that reserves should be preserved as the money was meant to address unforeseen emergencies.

Angela Stowers was called to speak but was not present in person or online.

Maky Peters speaking on behalf of SEIU (Service Employees International Union) UHW (United Health Care Workers), noted that Southern California Healthcare System had filed for bankruptcy; discussed the private equity backed ownership that owns hospitals in four states; she asked Culver City to agendize a resolution to highlight the position that the hospital's workforce is in; and she proposed keeping an eye on the facility in a time of uncertainty for the hospital and the workers who serve the community.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE OVER 500 PAGES OF CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MAY 27, 2025.

Discussion ensued between staff and Council Members regarding correspondence received asserting violations to the Establishment Clause of the Constitution and staff research and evaluation regarding City funding of a secular affordable housing project indicating that there is not a violation.

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**Order of the Agenda**

Consent Calendar Items C-1, C-4, C-7, C-8, C-9 and C-13 were considered separately.

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**Consent Calendar**

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for May 3, 2025 to May 16, 2025**

Mayor O'Brien invited public comment.

Patrick Godinez was called to speak but was not present in person or online.

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 3, 2025 TO MAY 16, 2025.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on May 12, 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 MAY 12, 2025.

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Item C-3

**CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Ivy Substation Roof Repair Project, PF-029**

THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF THE IVY SUBSTATION ROOF REPAIR PROJECT, PF-029.

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Item C-4

**CC - Adoption of an Ordinance Approving a City-Initiated Municipal Code Amendment (P2024-0237-ZCA) Replacing the Current Subdivision Ordinance in its Entirety and Amending Portions of the Zoning Code (Project)**

Council Member Fish discussed the ability of single family homeowners to take advantage of the Subdivision Ordinance; consultation with the City Attorney and Planning staff on what constitutes a vacant single family home lot; abandoned and uninhabitable lots; difficulty for single family homeowners to take advantage of the law; the need to present plans before they demolish; and he received unanimous City Council support to direct staff to clarify with HCD (Housing and Community Development) what constitutes a vacant lot in order to understand how a single family homeowner would be able to take advantage of the Subdivision Ordinance.

THAT THE CITY COUNCIL: ADOPT NEW SUBDIVISION ORDINANCE, REPLACING THE CURRENT SUBDIVISION ORDINANCE IN ITS ENTIRETY AND AMENDING PORTIONS OF CCMC TITLE 17 - ZONING, AS STATED IN EXHIBIT A OF THE ORDINANCE.

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Item C-5

**CC - (1) Approval of a Three-Year Professional Services Agreement with John L. Hunter & Associates for National Pollutant Discharge Elimination System (NPDES) Compliance Consultant Services in an Annual Amount Not-to-Exceed \$125,000; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Annual Amount Not-to-Exceed \$125,000**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH JOHN L. HUNTER & ASSOCIATES FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE CONSULTANT SERVICES, IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$125,000; AND,

2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL ANNUAL AMOUNT NOT-TO-EXCEED \$125,000; 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 - Approval of a Three-Year Memorandum of Understanding (MOU) with the Downtown Business Association (DBA) for General Maintenance Services in Downtown Culver City (Downtown) in an Amount Not-To-Exceed \$152,000 Annually for the Period of July 1, 2025 through June 30, 2028**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR MEMORANDUM OF UNDERSTANDING (MOU) WITH THE DOWNTOWN BUSINESS ASSOCIATION (DBA) FOR GENERAL MAINTENANCE SERVICES IN DOWNTOWN BID BETWEEN JULY 1, 2025 AND JUNE 30, 2028; 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 Two-Year Professional Services Agreement with CWE for Industrial General Permit (IGP) Stormwater Compliance Consultant Services in an Annual Amount Not-to-Exceed \$75,000; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Annual Amount Not-to-Exceed \$75,000**

Mayor O'Brien invited public comment.

Nancy Barba was called to speak but was not present in person or online.

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH CWE FOR INDUSTRIAL GENERAL PERMIT (IGP) STORMWATER COMPLIANCE CONSULTANT SERVICES, IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$75,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL ANNUAL AMOUNT NOT-TO-EXCEED \$75,000; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

**CC - Adoption of an Ordinance Approving City-Initiated Annual Zoning Code Amendment (P2025-0023-ZCA) Amending Various Sections of Title 17: Zoning Code of the Culver City Municipal Code (CCMC) for Clarifications, Corrections, and Updates, and Exemption from CEQA**

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Gary Zeiss discussed work/live properties excluded from residential things; areas in the City that could have loft spaces where people could work/live; consideration of adjusting the code; and taking cars off the road.

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2025-0023-ZCA, AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CCMC TO MAKE THE CORRECTIONS, CLARIFICATIONS, AND UPDATES OUTLINED IN EXHIBIT A, AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3), AS STATED IN EXHIBIT A OF THE ORDINANCE (ATTACHMENT NO. 1).

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Item C-10  
(Out of Sequence)

**CC - Approval of a Five-Year General Services Agreement with Clever Devices, Ltd. for Hardware Warranty, Software Maintenance, and Database Services for the SmartBus System in an Amount Not-To-Exceed \$1,418,682 (\$1,289,711 Base plus \$128,971 Contingency)**

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH CLEVER DEVICES LTD. FOR HARDWARE WARRANTY, SOFTWARE MAINTENANCE, AND DATABASE SERVICES FOR THE SMARTBUS SYSTEM IN AN AMOUNT NOT-TO-EXCEED \$1,418,682; 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-11

**CC - Approval of a Purchase Order with GameTime c/o Great Western Recreation for Replacement Bleachers throughout the City's Parks in an Amount Not-to-Exceed \$165,751.27**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH GAMETIME C/O GREAT WESTERN RECREATION FOR REPLACEMENT BLEACHERS THROUGHOUT THE CITY'S PARKS IN AN AMOUNT NOT-TO-EXCEED \$167,751.27 INCLUDING ALL FEES AND TAXES; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

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Item C-12

**CC - (1) Waiver of Formal Bidding Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (2) Approval of a Purchase Order with Insane Impact for an LED Screen Trailer and Mobile Display in an Amount Not-to-Exceed \$113,123**

THAT THE CITY COUNCIL:

1. WAIVE FORMAL BIDDING REQUIREMENTS PURSUANT TO CCMC SECTION 3.07.075.F.3 FINDING THAT IT WOULD BE CONTRARY TO THE BEST INTERESTS OF THE CITY; AND,
2. APPROVE A PURCHASE ORDER WITH INSANE IMPACT FOR LED SCREEN TRAILER AND MOBILE DISPLAY IN AN AMOUNT NOT-TO-EXCEED \$113,123; AND,
3. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

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Item C-13

**CC - (1) Approval of a Purchase Order with National Auto Fleet Group, Authorized Extension of Sourcewell, for the Purchase of a PowerBoss Nautilus-E Industrial Electric Scrubber Vehicle in an Amount of \$95,399; (2) Authorization to the Purchasing Officer to Approve Change Orders to the Purchase Order in an Additional Amount of \$10,000 Resulting in a Total Not-to-Exceed Amount of \$105,399; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$105,399 from Refuse Fund Balance**

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Gary Zeiss discussed spending \$1 million dollars on a single piece of public art in a time of fiscal difficulty; people being asked to tighten their belts; and he proposed spreading the money around to serve more of the City.

Jeremy Bocchino, City Clerk, noted that Mr. Zeiss's comments pertained to Item PH-1 and indicated that he could speak on that item later if he wanted to.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MAR-CO EQUIPMENT COMPANY, AUTHORIZED EXTENSION POWERBOSS THROUGH SOURCEWELL, FOR PURCHASE OF NAUTILUS SCRUBBER-E IN THE AMOUNT OF \$95,399; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO APPROVE CHANGE ORDER(S) TO THE PURCHASE ORDER IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$10,000; AND,
3. APPROVE A BUDGET AMENDMENT APPROPRIATING \$105,399 FROM REFUSE FUND BALANCE (REQUIRES FOUR-FIFTHS VOTE); AND,
4. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

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Item C-14

**CC - (1) Approval of an Amendment to the Existing Professional Services Agreement with SWA Group for Engineering Design Services for Ballona Creek Path Sustainability, Safety, and Accessibility Improvement Project, PS-018, in an Amount Not-to-Exceed \$24,588; and (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement in an Additional Amount Not-to-Exceed \$50,000 for Unanticipated Costs**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SWA GROUP FOR ENGINEERING DESIGN SERVICES FOR BALLONA CREEK PATH SUSTAINABILITY, SAFETY, AND ACCESSIBILITY IMPROVEMENT PROJECT, PS-018, IN AN AMOUNT NOT-TO-EXCEED \$24,588; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$50,000 FOR UNANTICIPATED COSTS; 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.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-8 AND C-10 THROUGH C-14.

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Item C-9  
(Out of Sequence)

**CC - (1) Approval of a One-Year Agreement with USA Pools of California a Division of USA Management for Pool Staffing Services in the Amount of \$671,940; and (2) Authorization to the City Manager to Approve Amendments to Such Agreement up to an Additional Amount Not-to-Exceed \$67,194 (10% of the Base Agreement Amount)**

During the following staff presentation, Mayor O'Brien had to repeatedly request that the audience save their comments until it was their turn to provide input due to multiple interruptions and outbursts.

Ted Stevens, Parks, Recreation and Community Services Director, provided a summary of the material of record; noted that The Plunge is one of the City's biggest assets and biggest liabilities; discussed statistics from the CDC (Centers for Disease Control) website; the very serious job of being a lifeguard; staffing challenges; efforts to hire lifeguards; the need to have limited hours due to staffing issues; staff who will be leaving in the fall to go back to school; concern with the inability to get staff and being unable to meet demand; he stated that their goal was to keep the pool open; indicated that they would not be able to offer swim lessons without the help of a contractor; discussed proposals received; retention of permits and programming; staffing from the community; the inability to run the pool all year round with high school students; the need to supplement staffing; support for hiring high school students and working with military communities; and clarification that the contractor would not be taking over the pool.

Allison Abbott, USA Management, indicated that they were not coming in to take over; discussed partnerships with municipalities to ensure that amenities are provided to the community; transparency; other communities struggling with the lifeguard shortage that has been going on for several years; their ability to focus on the recruitment, training, and staffing needs of the facility; keeping the facility open for

the community; current conditions; and paying more money to staff than is currently being paid.

Ted Stevens, PRCS Director, reported meeting with staff and sending email to those who were not able to attend; discussed lack of feedback; the priority to keep the pool open; ensuring that full programming can be provided to the community; and he noted that the item was not a cost-saving measure.

Discussion ensued between staff and Council Members regarding difficulty recruiting; places that pay more; and the difficulty of being a lifeguard.

Additional discussion ensued between staff and Council Members regarding the recruitment process; people who drop off during the process; interviewing and testing dates; people who do not show up or people who do not pass the tests; length of City processes; creation of a specialized track to hire lifeguards; continuous recruitment for lifeguards and swim instructors to feed applicants to the department; a lot of people who do not show up for the test or who drop off with testing; the process to provide eligible lists to the department; drop off between referrals and hiring; the department selection process; people who do not meet department requirements; certification; passing the swim test; looking at a same day hiring process; testing requirements; the Human Resources process before the departmental process; the City-wide referral program; recruitment incentives; contractor screening for labor violations of unpaid wages; governance of City employees by collective bargaining agreements; compliance with labor law; and prevailing wage.

Further discussion ensued between staff and Council Members regarding exploration of same day recruitments; turnout; the lifeguard recruitment shortage; inability to guarantee an outcome; length of the certification process; whether current employees would have the first option to be hired by USA Pools; current employees who have been interviewed; mishaps early in the process; and the inability to mandate that the private company hire previous City employees.

Responding to inquiry, Allison Abbott, USA Management, indicated that every team member employed with Culver City has the opportunity to apply; she discussed two that applied and were rejected as the company did not have a contract with Culver City; the need to have a contract in order to hire someone

through; and the gap between the termination and the signing of the contract.

Discussion ensued between staff and Council Members regarding the current number of employees vs. what is needed; staff with limited availability that necessitates more employees; lifeguards vs. swim instructors; feeder options that went away during the pandemic; building new relationships; and staff workload.

Responding to inquiry, Allison Abbott, USA Management, indicated that they specialize in aquatics facilities; discussed their ability to pay people more as they are not capped by city payrates; and paying people off of qualifications and experience.

Additional discussion ensued between Ms. Abbott, staff, and Council Members regarding a Better Business Bureau complaint; accusations against the company of non-response to three labor dispute accusations in another state; corporate headquarters in Georgia; number of cities the company operates in; correcting negative Yelp reviews by paying a premium price; maintenance provided to municipal pools in California; accusations of late or non-payment issues; the bi-weekly pay schedule; clarification that the issue is not specific to Culver City; and estimates by the American Lifeguard Association regarding reduced pools with hours or pools that have had to close nationwide.

Heather Baker, City Attorney, indicated that they did not see a problem with negotiating a provision for USA Management to give a preference to former Culver City lifeguards who are otherwise qualified.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Jonathan Escobedo with one minute ceded by Jonathan Vu, spoke out for the Culver City lifeguards against a deeply flawed and unjust decision to contract out Culver City's municipal lifeguards, swim instructors, and pool management positions; he asserted that the action undermined public trust, ignored due process, and turned its back on the very people who have protected, trained, and served the community and surrounding community for decades; discussed staff failure to provide transparency; mismanagement of recruitment; undermining the community through outsourcing; misleading justifications around

wages; relinquishing the legacy of lifeguard excellence; the narrative that there is a lifeguard shortage; the actual shortage of effort and creativity in recruitment; Culver City High School (CCHS) Water Polo students trying to get hired; potential lifeguards who want to work in the summer; lack of initiative to go into the community to seek candidates; staffing for the off-season; implications from City leadership that Culver City lifeguards are over-paid; full staffing maintained by the City of Burbank; the decision made without proper process; disregarding the value of public employees, safety, and the integrity of public service; and he urged the City leadership to halt the outsourcing decision and bring it back to the community to listen, plan, and support the people who have served Culver City with excellence for generations.

Frances Kelley provided background on herself; discussed The Plunge community; expressed appreciation to the lifeguards who keep them safe; did not want to see them lose their jobs; and she asked the City Council to consider what the lifeguards do for the community.

Virginia Blades provided background on herself; noted that the contract attached to the agenda stated that the company would have sole and complete authority for recruitment, hiring, training and supervising; discussed concerning proprietary language that needs to be checked over; vetting; concern that outsourcing is already happening; and she indicated that there were other solutions to outsourcing.

Jeanne Black discussed notification to lifeguards that they would be terminated in mid-June due to outsourcing to a for-profit company based in Georgia; the PRCS budget that included line items for pool employees, not an contractual services; the item that showed up in the Consent Calendar as though it was a routine item in the budget; acknowledgement of limited hours due to the national lifeguard shortage; people who swim and train all year long; barriers to hiring; employees who are part of The Plunge community and who want to help solve the problem; she asked that the City Council not approve the contract; and she requested that the PRCS Department, Human Resources, and the Commission work together to keep The Plunge a community pool.

Stephen Jones discussed the poorly thought-out plan; the need to reject the proposal and ask staff to come back; the importance of having good lifeguards for safety reasons; treating employees well to ensure a safe pool; and he noted that Plunge customers

had indicated that they would accept reduced hours in order to maintain current staff.

Kristal Salazar discussed concern that her third summer working at The Plunge was at risk of being taken away from her; the misstep in laying off the entire staff and outsourcing the jobs; hurting dedicated employees and the community; acknowledgement of the staffing shortage; she indicated working longer shifts last summer to cover shortages because she cares; reported just coming from a shift; discussed going above and beyond to serve the community; mismanagement and poor leadership that has pushed lifeguards away; poor recruitment; overworking those who stay; the proposal to outsource rather than to address root issues; false hope; she indicated applying to the new company and being immediately rejected; discussed information provided in good faith in the application process; concern with risk of identity theft; and she stated that removing staff only made the situation worse.

Jennifer Zhang was called to speak but was not present in person or online.

Crystal Alexander with one minute ceded by Kenneth Alexander, indicated being the Chair of the PRCS Commission speaking on behalf of herself; discussed the difficult issue being taken seriously by the Commission; the special community meeting held on Plunge operations in November 2024; disappointment in the engagement; the important community asset that cannot be used without lifeguards; the task of the City Council to decide how to fund the operation safely; formation of an ad hoc subcommittee to work with staff; efforts of staff to salvage the situation; and the budget letter sent to the City Council requesting an additional \$300,000 for more staffing, particularly for the lifeguards.

Kalen Lehmann provided background on herself; discussed love and respect by the Plunge employees; notification on June 20 through email and a Zoom call; lack of communication from PRCS; indicated that she had just gotten promoted to Pool Manager with a start date of June 2, 2025; noted that she is a Culver City resident ready to cover any hours; discussed creating a water safe environment; love for the pool users; affects to their livelihood; community concern due to public records found on the new contract company; she asked the City to reconsider the decision; and she noted that the community deserved to feel safe and confident.

Miguel Zavala provided background on himself; discussed his service as a lifeguard for the City of Los Angeles; commuting to work at The Plunge; observations of pool conditions between The Plunge and Los Angeles pools; disrepair; mismanagement of The Plunge; renovation; and he felt that pool management needed to make repairs and attract more people.

Meta Valentic provided background on herself; expressed concern about the company; discussed for-profit companies coming into municipalities; she encouraged the City to take a step back and look at options; indicated that she would happily pay more to use The Plunge; and she encouraged the City not to jump into a contract that is probably not best for the City but rather to look at other ways to fundraise to make the lifeguard jobs safe and avoid a for-profit company coming into the municipality.

Holly Steindel provided background on herself; discussed The Plunge community; statements by the contractor indicating that employees would be paid more; the fact that the money would be coming from Culver City taxes; questioned why Culver City did not just pay Plunge employees more; discussed making the job so competitive that people have to be turned away; making people feel like they are cared for; the important issue to a lot of people; and she asserted if the City could afford to pay the company more, they could afford to pay the employees more.

Willow McJilton provided background on herself; noted her dependence on The Plunge to help her with back issues; discussed the importance of the dedicated staff and services at The Plunge; sudden termination and probable determination of beloved programs; the same national lifeguard shortage facing the company as is facing Culver City; looking at alternative approaches such as lifeguard training programs; circumventing pay caps; she noted that it did not make sense that the company would be able to pay more and still make a profit acting as a middle man in the process; and she felt that the proposal would end up costing taxpayers more money.

Victoria Maidment provided background on herself; indicated being a vetted volunteer at The Plunge; expressed surprise that they were just finding out about this; noted questions that should have been asked weeks ago; discussed different packages available; promises of paying; a program in the USA Pools format that requests charitable donations for equipment and swim classes as well as extra money to pay for certifications; money in the proposed contract; firing of the employees; lack of



transparency; and she asserted that the matter needed to be addressed.

Marci Baun indicated speaking about The Plunge before she became a PRCS Commissioner; discussed her concern about what has been happening at The Plunge for a long time; the November meeting; opening up The Plunge again without the 55-minute registration; figuring out how to address the staff shortage; and she asked that the City Council do their due diligence to make the right decision for the vital community facility.

Sheila Iverson provided background on herself; discussed concern with laying off the lifeguards; solutions other than outsourcing; the importance of institutional knowledge that the lifeguards have; and she asserted that bringing in a for-profit company was not how to build community.

Brandon Fang was called to speak but was not present in person or online.

Myla Wu with one minute ceded by Carolyn Allport, discussed laying off loyal, hardworking employees; putting the CCHS Aquatics Team at risk; opportunities as a team; commuting to The Plunge for practices; budget cuts impacting buses to away games; the inability to have at home swim meets due to not having a touchpad; reliance on The Plunge and their diligent local employees; injuries; concern that the proposed new for-profit company with a poor track record would limit their ability to practice; lack of connection to the community; the company track record of valuing profit over community; the 2018 lawsuit in Georgia about a drowning child; the determination of intentional misconduct; she asserted that the community deserved more; and she hoped that when the decision is made there is an understanding of the risks for the Aquatics community at CCHS.

Marianna O'Brien provided background on herself; remembered the banners for The Secret Life of Swimmers when she moved to Culver City 24 years ago; discussed showing that everyone in the community matters; incentives; she did not want to see the care of the community outsourced to out of town residents; and she asked that asked the City to work harder to find a creative solution and to revoke the lifeguard layoffs.

Wei Ling Chang provided background on herself; discussed The Plunge community; questioned why the City started off with firing the lifeguards if staffing was a problem; proposed raising lifeguard salaries; felt that they could come to a

solution to address challenges while keeping the current lifeguards; noted that the private company did not have a magic wand; and she urged the City Council to vote against the contract with USA Pools of California.

Roselin Gallegos provided background on herself; discussed the process to notify the employees of their removal from the PRCS payroll system and release them from their jobs; the Human Resources Department's lack of knowledge about the matter; the message forwarded from the PRCS Director regarding the opportunity to apply to the new company; lack of a guarantee; the alarming application process; immediate denial of her application; multiple lawsuits against the company and the F rating for the company with the Better Business Bureau; concern with safety standards and credibility of the company; employees who have stepped up to take more shifts; and she noted that staff shortages were due the hostile work environment created by upper management that has driven many employees to resign.

Disa Lindgren discussed the many decades that The Plunge has been serving the community; she stated that laying off employees was unnecessary and she asked that they be reinstated; noted that only 1/3 of the pools in the country were having shortages; discussed learning from other municipalities; felt that the City should not be contracting with a company that makes impressive promises but has a terrible safety record and does not treat their employees respectfully; she asked the City Council to vote no on Item C-9 and to work to address the staffing shortage; and she indicated that she was impressed with the lifeguards who spoke.

Kristen Walker provided background on herself; reported that her daughter had received the layoff notice via email and as a result is not coming home from college for the summer; she asked the City Council not to outsource a vital part of the community into the same demise as the CCHS pool and not to privatize Culver City Aquatics into oblivion; discussed taking a chainsaw approach; the idiotic way layoffs were handled; the unsustainable solution to the issue of supply; not addressing the real problem; current full-time staff that has little to no aquatics experience; lack of skills to manage a younger staff of lifeguards; she noted that word gets out and people do not want to work there; felt that trying to diffuse current lifeguard issues by hiring outsiders was silly; and she likened the situation to pouring expensive pesticide on the ground that addresses the weeds but damages the soil in the process.

Rigo Mora Jr. provided background on himself; discussed dedicated, resilient, passionate lifeguards; the backbone of the aquatic community; going above and beyond to address staffing issues; coming to work ill because if he is not there, he knows the facility will not be able to open; employee commitment to keeping the place running; and he asked that the City Council reconsider outsourcing the Plunge and recognize and support the employees who have demonstrated unwavering commitment to public safety and community access.

Monica Richardson provided background on herself; discussed the importance of the pool; the community; the community space; community lost in the fires; she asked the City Council not to destroy The Plunge community; and she urged the City Council to cancel the plan to outsource the services and to instead offer full-time employment to those interested rather than outsourcing.

Syndee Brill provided background on herself; asked the City Council to rescind the layoffs, engage in due diligence, and not privatize and outsource The Plunge; she stated that it took five minutes to do her due diligence on the company; discussed taking away community and trust; the contract; giving over accountability of the facility to a company that lacks integrity; wage theft; non-payment of lifeguards; and she indicated that she works in Long Beach and never had any issues with lifeguards and instructors.

Stephen Scheffler indicated that everything had been said really well; asked what it cost to run the pool annually; discussed the amount of money in the contract for the for-profit business; concern with increased fees; and he felt that the figures were questionable.

Isabella Escobedo provided background on herself; discussed lack of effort from management when it comes to hiring and recruiting new lifeguards; the lengthy hiring process that dragged on with no urgency while the pool remained understaffed; lack of follow up or explanation for delays; lack of a clear recruitment plan or outreach or effort to support or grow lifeguarding staff; lack of action and accountability from management; and she stated that they deserved a process exhibiting the same level of care and commitment given to the community space by the people who deeply care about it and support it.

Laurie Levine provided background on herself; discussed layoffs that Human Resources did not know about; efforts being made by

the Director and the person below the director; people who are certified and waiting to be hired for 8 months; and she asked that the City Council represent their constituents and pull the item from the Consent Calendar.

Steve Raiken asked all the lifeguards present to stand; noted that lifeguards save lives; expressed concern with the message being sent to the lifeguards that they are disposable; recounted an incident he had in the Marina del Rey Channel where county lifeguards assisted him; proposed asking them for referrals; and he wanted to see the Council do their job as City leaders.

Dalia Kienapfel discussed reasons the lifeguards at The Plunge were needed; important traits that would not be found in lifeguards from the new company; erasing community that was built together; the imprint left by The Plunge lifeguards; and she noted that lifeguards are just lifeguards, but lifeguards at The Plunge are like family.

Willow Helms recounted her experiences at The Plunge; discussed learning how to swim at 5 years old; lifelong friends made at The Plunge; and the importance of the instructors and lifeguards who taught perseverance and teamwork.

Nancy Barba joined the speakers before her in asking the City Council to vote no on Item C-9 and to not move forward with the USA Pools contract; discussed the issue of lifeguard staffing as an indictment of underfunding PRCS; budget decisions historically made by the City; she felt that the termination of the lifeguards should be urgently rescinded and hopefully they would return; she noted that the company had a terrible record; expressed concern with being asked to vote on the \$671,000 contract as a Consent Item; discussed lack of transparency; proposed reinvesting in local hiring; exploration of same day hiring; and asked that the City Council do everything they could to retain the local resource.

Judi Sherman was not surprised at the situation; noted that her hopes that the layoffs were a miscommunication turned out to be wrong; discussed contractual language from a company with a questionable reputation; concern with lack of City control over pool operations; people who love the pool; and she asked the City to look at creative solutions, listen to what people were asking, and hire back the lifeguards.

John Bakunin asserted that the lifeguards needed to be hired back with a raise; noted that private outsourcing did not make

sense; discussed the need to manage PRCS to make a good environment to work in; providing a place where the pay is right and the work environment is good so that people want to work there; and he noted the need for good management.

Marti Paez provided background on herself; discussed a lifesaving incident last year; inspiration provided by the lifeguards; passion and love for the community; she asked the City Council not to fire that community; asserted that the management was broken; wanted to see the lifeguards hired back; and she noted the need to take care of the lifeguards.

Benjamin Franklin provided background on himself; discussed an incident where he died in the pool and was brought back to life by the lifeguards; he asked that the lifeguards not be thrown out; noted that change should be phased in, not jumped into; discussed use of outside lifeguards on an as-needed basis; throwing out the baby with the bathwater; and he pointed out that there had not been one speaker in support of the contract.

Mickey Kaufman was called to speak but was not present in person or online.

Diana Hrabowecki provided background on herself; discussed changing the name of the company to avoid responsibility for past incidents; the drowning incident; the F rating from the Better Business Bureau; she indicated that she could provide documents indicating that the parent company of USA Pools California was not in good standing with the Franchise Tax Board of California; and she read a petition circulated over the weekend signed by 131 people.

Karim Sahli reported watching the Culver City Fire Department (CCFD) honor Plunge lifeguards in 2018 for saving a life; noted the need to protect that kind of public service; stated that the lifeguards were not a liability; discussed concern that handing off lifeguard services to a contractor with a poor track record would pose a big liability to the City; an audit that found that USA Pools had hired a lifeguard who could not swim; the impact of a tragedy on Culver City; the unfairness and dangerousness of firing the lifeguards; he asked the City not to outsource safety; and he noted that the failure to hire did not constitute a reason to fire the hardworking competent lifeguards.

Grant Smith provided background on himself; discussed his son's experience working and swimming at The Plunge; heroic efforts

of lifeguards; insulting references to lifeguarding as an entry-level position; the hard job done by professionals; and he stated that fiscal and staffing solutions of the pool did not need to involve losing the lifeguards.

Angelea Stowers provided background on herself; discussed the amount of the contract; money that could be going to other things to help the community; questioned why someone else would need to be paid to do the job already being done; she expressed appreciation to the City Council; and she asked that the contract not be approved.

Christine Tope urged the City Council to keep The Plunge operating with existing management and existing local staff; discussed negative impacts to outsourcing staffing; loss of long-term local connections; important relationships; recruitment issues; concern with taking a step backward; suggestions regarding increasing recruiting efforts to close the gap in the staffing shortage; problematic communication about the recruiting process; follow up on the 14 no shows to give them a second opportunity to take the guard exam; and she asked that the City Council direct staff to focus more on recruitment, retention of current lifeguards, and outreach to former lifeguards, including more community-focused recruitment, getting back to applicants more quickly, and consideration of Junior Lifeguards as a recruitment tool.

Deborah Walker provided background on herself; noted that The Plunge was a community service, not a revenue generator; discussed community; the inability to privatize a community; she questioned whether the police and fire departments would be privatized next; and she asked the City Council to keep the lifeguards noting that The Plunge was one of the best parts of Culver City.

Mickey Kaufman provided background on himself; discussed his usage of The Municipal Plunge noting that he always felt safe and well-cared for there; he asked that the City Council oversee the management staff; asserted that outsourcing was bad policy and a bad idea; and he asked the City Council to rehire the family of The Plunge and to say no to the outside company.

Discussion ensued between staff and Council Members regarding appreciation to those who spoke, and to the lifeguards and staff for their work; the feeling that the item should not be supported; the clear and troubling record of labor violations with the proposed company; problems with the process; the need

to have a policy requiring disclosure of labor violations by perspective contractors; not placing the burden of discovery on residents; the budget process; the challenging structural deficit; the proposal to engage in a budget exercise that was not considered because potential cuts could scare City staff; fear of budget conversations; laying off young people without notice; workers who are protected; treating young people as disposable; the work of the PRCS staff with the limited resources they have been given; the reflection of how decisions are made, what is valued, and who gets chosen for investment; the indictment of how budget decisions are made; creating better incentives to build a more sustainable lifeguard program; funding set aside to increase community involvement in the process; the job of the City to understand where the City is underinvesting; accountability; support for not moving forward with the proposed contractor, but instead looking at improving recruitment and retention, organizing a same day hiring fair, offering better compensation, creating stronger referral incentives, and returning with a plan that outlines what funding would be required; commitment to work with staff to come back stronger; continuing examination of how money is spent; investment in the people who keep Culver City safe and joyful; and better funding of programs that enhance the quality of life in the community.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their hard work; challenges managing all that they are responsible for with the limited budget; difficult decisions; budgets as a reflection of values; rallying around parks; continued underinvestment in parks every year; concern with being out of alignment with the community; the need to reconsider how things are being done; creating systems and structures to evaluate how the community is supported and funded; looking at relationships with young people and universities; concerns about the work environment; the importance of treating people well and with respect; retention and sustainability; succession planning; using the crisis as an opportunity to grow; and commitment to figure out the situation and find solutions to keep community members safe as they use The Plunge.

Further discussion ensued between staff and Council Members regarding persuasive input from the community; concern with taking the community out of the community; the learning curve with change; the potential to have to close sometimes and cut a few classes; employee input to help solve problems; looking at management; and appreciation to the lifeguards for all they do.

Discussion ensued between staff and Council Members regarding appreciation to all those who spoke; support for outsourcing in some instances; customer service; lifesaving skills; maintaining the community pool aspect; investment in the work force; rebuilding feeder opportunities; the Learn to Swim program; investment in internal programs to attract and retain Culver City youth; prioritizing employment opportunities for youth; focus on a community-centered long-term approach that includes local job creation; providing additional transparency and a competitive process for public contracts; creation of a solid plan with signing bonuses, rehiring the lifeguards that have the qualifications, a City-backed training academy, paid certification programs for students and partnerships with students of local schools and community colleges; staffing up for summer 2025; potential closure on Sundays; opening later on certain mornings; creation of a subcommittee to help expedite the process; collaboration on a one day hiring fair; the certification process; verification of skill set; and the mobile medical unit used by Torrance at their one day hiring fair with testing, onsite physicals, and LiveScan at the pool.

Additional discussion ensued between staff and Council Members regarding appreciation to the lifeguards and for the process; the rough transition that caused the community to do research; difficulty of beginning a brand new process; acknowledgement of all the hard work of PRCS staff; best intentions that did not work out as envisioned; the intent and priority to have the pool staffed; the lengthy recruitment cycles; staff understanding of City Council direction and agreement to move forward and return if additional authority is required; clarification that staff had not been taken off payroll and therefore did not need to be rehired; overhaul of processes at CCUSD that have allowed them to streamline the hiring process to address vacancy and staffing issues; best practices; a request for an update to the City Council to increase transparency; authorization for resources to put on the job fair; and unanimous City Council consensus was achieved to direct staff as previously discussed.

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#### **Public Hearing Items**

Item PH-1

**CC - (1) Waiver of Formal Bid Procedures and Award of a Construction Contract to Ennis Steel in the Amount of \$1,103,884**



for the Fabrication and Installation of the Charles Gaines Studio Artwork "A Frame for a Tree" and Associated Site Improvements (Project); (2) Authorization to the City Manager to Negotiate and Approve the Final Terms of the Contract with Ennis Steel; (3) Authorization to the City Manager to Approve Change Orders to the Ennis Steel Contract in an Aggregate Amount Not-to Exceed \$110,388 to Cover Contingency Costs (10%); (4) Ratification of the Fourth and Fifth Amendments to the Professional Services Agreement with Dyson & Womack Increasing the Total Compensation by \$33,000 and Extending the Contract Term through June 30, 2025; (5) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.F.3 and Approval of a Sixth Amendment to the Dyson & Womack Agreement Increasing the Amount of Compensation by \$252,000 for Project Management Services for Phase III of the Project and Extending the Contract Term through Project Completion; and (6) Authorization to the City Manager to Approve Change Orders to the Dyson & Womack Agreement in an Aggregate Amount Not-to Exceed \$25,200 to Cover Contingency Costs (10%)

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

Sally Unsworth, Cultural Affairs Manager, provided a summary of the material of record.

Emily Gonzalez Jarret, Charles Gaines Studio, provided background on Charles Gaines, the artist; discussed the goal of the large-scale installation; engagement with local trees; the politics of nature; human migration that has shaped the landscape; urban architecture; she noted that the piece was meant to be a simple intervention in the urban landscape; and she read remarks from Charles Gaines.

Emily Womack, Dyson & Womack, discussed selection of the project through an open and equitable process; thoughtful work that has gone into the development of the project; current and historical significance of the site; the meticulous design; fabrication and installation; the influence of Charles Gaines; honoring the tree; community; the theme of trees in the artist's work; intellectual and civic inquiry; the contemporary viewfinder; looking at Culver City through a new lens; and appreciation to the Cultural Affairs Division for their help and guidance.

Discussion ensued between staff and Council Members regarding money from the Cultural Arts Fund; clarification that the piece does not compete with any other projects; project inception in 2016; a request to include information regarding tradeoffs in staff reports; fund balance; financial reports for Fiscal Year 2023-2024; development fees; artwork scaled at different price points; the planned rotating sculpture program; community digital artwork; 30 artworks coming forward within the next two years; and appreciation that a renowned southern California artist wants to do a project of such scale to welcome people.

Discussion ensued between project representatives, staff, and Council Members regarding public art rules for length of permanent installations; accommodating the growth of the tree; materials used; work done to evaluate the tree; interaction between the tree and the frame; required maintenance and pruning of the tree that benefits the tree; enhancing the surrounding area; connecting to Platform Park; seating; landscaping; in-ground lighting; strict parameters for the Art in Public Places Program and use of the Cultural Trust Fund; funding to update the existing plaque; inclusion of a plaque about the work and the artist; opportunities for learning and community engagement; lighting; collaboration with Metro; project materials; enhancing the area; not over-powering the Metro; responsibility for maintenance; funds allocated to art maintenance; sustainability; and the scan of the tree.

Chris Dyson, Dyson & Womack, discussed complexity with the work of Charles Gaines; mapping of branch locations; passing through vertical members without damaging the tree; integration and working in harmony with the tree; meticulous planning for the installation process; and minimization of climbing opportunities through form and materials.

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.

The following members of the public addressed the City Council:

Karen Moss was called to speak but was not present in person or online.

Amanda Stoffel, Hauser & Wirth Gallery, indicated working with Charles Gaines; discussed the historic impact the piece would

have; the 2028 Olympics; interrogation of perception of the world around us; stopping, looking, and questioning how people make meaning of the world; the piece as an invitation to look at Culver City; the Culver City Art in Public Places Program; improving the quality of the urban environment and positively impacting the economy; providing a landmark for Culver City; and appreciation to the City for making the work possible.

Emily Fisher was called to speak but could not be heard.

Thomas Lawson was called to speak but was not present in person or online.

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

Ting Ying Han was called to speak but was not present in person or online.

Jeff Morrical provided background on himself; spoke in favor of moving forward with the process; discussed investment already made in the project; and he felt that Culver City would be lucky to be able to say they are the first part of Los Angeles to have a Charles Gaines sculpture.

Gary Zeiss was called to speak but was not present in person or online.

Jeannine Wisnosky Stehlin was looking forward to seeing the project included in the little red Art in Public Places handbook that is available online or in Council Chambers; reported serving on the Cultural Affairs Commission when the project was approved; noted that the project was thoroughly vetted and endorsed by the Public Arts Subcommittee and the full Commission; discussed Charles Gaines as a seminal artist; the piece that resonates deeply with the artist's body of work and reflects the longstanding values of Culver City; thoughtfully integrating art, nature, and the community; preserving and elevating the existing Ficus tree; the rigorous, transparent review process; bringing the project to life with the care and expertise it deserves; creating a landmark; and she indicated that the project was exactly why Culver City has a Cultural Trust Fund.

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

Discussion ensued between staff and Council Members regarding appreciation for the presentation; structural review; and ensuring the sculpture can withstand an earthquake.

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

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES, PURSUANT TO CCMC SECTION 3.07.090.E, AND AWARD A CONSTRUCTION CONTRACT TO ENNIS STEEL IN THE AMOUNT OF \$1,103,884 FOR THE FABRICATION AND INSTALLATION OF THE CHARLES GAINES ARTWORK "A FRAME FOR A TREE" AND ASSOCIATED SITE IMPROVEMENTS (REQUIRES A FOUR-FIFTHS VOTE); AND,
2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE THE FINAL TERMS OF THE CONTRACT WITH ENNIS STEEL; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE ENNIS STEEL CONTRACT IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$110,388 TO COVER CONSTRUCTION CONTINGENCY COSTS (10%); AND,
4. RATIFY THE FOURTH AND FIFTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DYSON & WOMACK (CONTRACT NO. 31900376) INCREASING THE TOTAL COMPENSATION BY A TOTAL OF \$33,000 AND EXTENDING THE CONTRACT TERM THROUGH JUNE 30, 2025; AND,
5. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3 AND APPROVE A SIXTH AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH DYSON & WOMACK IN THE AMOUNT OF \$252,000 FOR PROJECT MANAGEMENT SERVICES FOR PHASE III, INCREASING THE MAXIMUM COMPENSATION FROM \$368,000 TO \$620,000 AND EXTENDING THE CONTRACT TERM THROUGH PROJECT COMPLETION; AND,
6. AUTHORIZE THE CITY MANAGER TO APPROVE CHANGE ORDERS TO THE DYSON & WOMACK AGREEMENT IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$25,200 TO COVER CONTINGENCY COSTS (10%); AND,
7. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
8. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,
9. PROVIDE OTHER DIRECTION TO THE CITY MANAGER AS DEEMED APPROPRIATE.

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Item PH-2

**CC - (1) Consideration of an Appeal of the Public Works Director's Decision to Approve a Request for Removal of a Tree Located in the Parkway Adjacent to 4420 Keystone Avenue; and (2A) Denial of the Appeal and Adoption of a Resolution Affirming the Public Works Director's Decision; or (2B) Granting of the Appeal and Direction to Staff to Prepare a Resolution Memorializing the Decision, with Findings, to be Adopted at a Subsequent City Council Meeting; or (2C) Other Direction to the City Manager as Deemed Appropriate**

Gary Wansley, Maintenance Operations Manager, provided a summary of the material of record.

David Talavera, City Arborist, discussed his intent to make a safe environment between humans and the urban forest as well as to protect the urban forest; the complete assessment done before making recommendations; the Brazilian Pepper Tree as being considered a weed tree that is not replanted once removed; improper trimming practices that created issues; the average 15-20 year lifespan of the tree; the uplifted sidewalk; root pruning; roots that are in the process of decaying; concern that the tree could fail; issues with included, or ingrown bark; examples of other Brazilian Pepper Trees that have had issues; and replacement options.

Discussion ensued between staff and Council Members regarding clarification that the only health issue for the tree is beginnings of root decay; the hazard rating; replacement with a tree similar to the others on the street; lack of consistency with trees on the street; and clarification that the tree is part of the Urban Forestry Master Plan.

Council Member Fish exited the dais.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Harry Payne, appellant, indicated being the neighbor who owns the house adjacent to 4420 Keystone Avenue; discussed the 70 year old tree as an important part of the infrastructure of the neighborhood; he did not feel that healthy trees should be removed; wanted to see mature trees maintained; noted the framing of the tree on the other side of Culver City; the importance of protecting the larger trees; and concern with replacing the tree with a smaller tree.

Council Member Fish returned to the dais.

Laurie Levine was called to speak but was not present in person or in Council Chambers.

Jeanne Black reported living 4 houses away from 4420 Keystone; expressed support for the appeal of the decision; discussed General Plan goals; the importance of preserving the canopy; due process for the trees; noted that the tree was the most robust one on the block; discussed the tree as not meeting criterion for removal in the Municipal Code; multiple trees that occasionally have a branch fall; she noted that most of the trees have issues; she distributed photographs of the tree after it was illegally trimmed; discussed the request for removal from the homeowner; and she asked that the appeal be granted to save a healthy tree.

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

Discussion ensued between staff and Council Members regarding deference to staff expertise; concern with removing the tree without the presence of health issues for the tree; whether the tree in question is more of a hazard than other trees in the area; structural issues with the tree; replacing the value of the green; replacement of the tree with two others; monitoring the tree for issues if the appeal is granted; the need to address the tree right now to address imbalance; reduction of the crown by 50%; affects to the tree if the sidewalk is fixed; probability of whether the tree could fall and hurt someone; branches that could fail; criteria that the tree does not have to be dead, dying, or weakened by disease; clarification that the tree meets

the criteria because it was weakened by improper trimming; and elements that staff is relying on to make the recommendation.

Additional discussion ensued between staff and Council Members regarding the complaint-based process of how liability and hazards are assessed; the disconnect between trees on the block; the assessment; potential that the tree could cause damage; average lifespan of the tree; acknowledgement that all of the trees in the area are in decline; a suggestion that the City move toward evaluating risks with complaints factored in after; other options; looking at ways to properly trim the tree to address previous improper trimming; other trees that have higher need; response to complaints; efforts to save trees; damage to the tree in question with improper trimming; acknowledgement that the tree is at the end of its lifespan; difficulty of inspecting each of the 20,000 trees in the City; the job to protect all trees; respect for the experience of staff; concern with potential additional exposure to liability with not removing the tree; notice of the potentially dangerous condition; and repair of the sidewalk without trimming the roots.

Further discussion ensued between staff and Council Members regarding appreciation for the thoughtful deliberation; the random canopy on Keystone; deference to staff expertise; safety; potential danger; litigation; denial of other requests for removal; other trees on the street that are not fit; formulation of a plan to look at the street and replace trees to provide a more thorough process; plans for a City-wide review of all the trees; looking at trees causing uplift; the initial goal not to remove any tree unless it poses a threat; addressing concerns; formulation of a plan to assess trees; removal of a percentage of trees annually; identification of trees that pose a higher threat than others; neighborhood opposition to removals; looking at a neighborhood questionnaire to receive buy-in; understanding the larger plan; and moving toward a system of wholistic evaluation rather than complaint-based response.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL DENY THE APPEAL AND AFFIRM THE DECISION OF THE PUBLIC WORKS DIRECTOR TO APPROVE THE APPLICANT'S REQUEST TO REMOVE OF THE BRAZILIAN PEPPER TREE AT 4420 KEYSTONE AVENUE AND REPLACE IT WITH ANOTHER TREE ON THE LIST OF APPROVED TREES, AND ADOPT A RESOLUTION ADOPTING FINDINGS THAT SUBSTANTIAL EVIDENCE SUPPORTS THE DECISION AND APPELLANT HAS NOT DEMONSTRATED, BY SUBSTANTIAL EVIDENCE, THAT THE PUBLIC WORKS

DIRECTOR'S DECISION IS BASED ON AN ERROR IN FACT OR DISPUTED FINDINGS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding remaining agenda items, time sensitive items, and those items with public speakers.

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### Action Items

Item A-1

**CC - (1) Discussion of the Sustainability Subcommittee's Recommendation to Ban the Sale and Use of Glue Traps Citywide; and (2) If Desired, Direction to the City Manager to Draft an Ordinance Prohibiting the Sale and Use of Glue Traps Citywide**

Wallis Nash, Senior Management Analyst, provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Jakob Shaw, People for the Ethical Treatment of Animals (PETA)), thanked Culver City for considering the ban; discussed consensus across animal protection and wildlife groups on the cruel nature of glue traps; other cities and countries that have banned glue traps; evidence of lack of effectiveness; lack of mechanism for an instantaneous death; treating animals humanely wherever possible; and he hoped Culver City would remove the lag time for adoption as was done in Ojai due to the cruelty of the glue traps.

Jeannine Wisnosky Stehlin hoped that the City Council would vote to ban glue traps and do everything possible to protect wildlife in Culver City; she noted that domestic animals often get caught in glue traps; discussed the dwindling feral cat population due to coyotes that also need to be protected; and she asked people to also consider not eating animals.



Deborah Gregory was called to speak but was not present in person or online.

Nancy Barba was called to speak but was not present in person or online.

John Bakunin was called to speak but was not present in person or online.

Gretchen Garnecho provided background on herself; expressed support for the ban on glue traps; discussed suffering experienced by animals caught in glue traps; dangers to humans and other animals; ineffectiveness of glue traps; having limits on suffering that people are willing to accept; other more humane ways to keep wildlife outside; she asserted that they knew how to do better; and she asked that Culver City join other governments that have banned glue traps.

Discussion ensued between staff and Council Members regarding appreciation to Council Member McMorris for bringing the item to the Sustainability Subcommittee and to Mr. Shaw for the work he is doing.

MOVED BY COUNCIL MEMBER MCMORRIS, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL PROVIDE DIRECTION TO THE CITY MANAGER TO DRAFT AN ORDINANCE PROHIBITING THE SALE AND USE OF GLUE TRAPS CITYWIDE FOR CONSIDERATION BY THE CITY COUNCIL AT A FUTURE MEETING.

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Item A-2

**CC - (1) Discussion and, if Desired, Recommendation of a City Council Position on SB 79 and/or AB 609 Regarding Housing Development; and (2) Direction to Distribute the City's Position Letter(s) to State Legislators**

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

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

Emily Fisher was called to speak but was not present online or in person.

Johanna Gullick was called to speak but was not present online or in person.

Patrick Meighan discussed the major shortage of homes in the region; the chance to facilitate housing and make an impact with SB 79 and AB 609; stopping abuse of CEQA (California Environmental Quality Act) from delaying housing construction; focusing CEQA on projects on hazardous sites or on environmentally sensitive land; cutting red tape for projects around busy rail and bus stations; enabling more people to access transit infrastructure; and the measures helping deliver housing needed by Culver City.

Disa Lindgren echoed comments made by the previous speaker; urged the City Council to support both bills to help deliver abundant housing needed in the community and across the region; and she asked that staff be directed to send letters of support to the state legislature.

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

Colin Warn was called to speak but was not present in person or in person.

Jeannine Wisnosky Stehlin stated that SB 79 was another policy overreach from the Bay Area; urged the City Council not to send a letter of support for SB 79 and expressed concern with the environmental impacts of AB 609; discussed concern that SB 79 would override Culver City's zoning authority by allowing dense housing up to six stories within a half mile of a major transit stop; impacts to every neighborhood in Culver City; forced approval of large projects without consideration of whether infrastructure can support them; already stretched thin storm water systems, power grids, schools, and emergency services; lack of an affordability requirement; displacement of renters and long-time residents with the demolition of duplexes and triplexes in favor of high-end rental units with no public input; the Charter City; control over local land use and zoning; undermining local control; setting a dangerous precedent for Sacramento to rewrite City rules; the unfunded state mandate; shifting the financial burden of dense development on to residents; the deficit; the letter from the City of Los Angeles opposing SB 79 as written; shutting the public out of the process; she asserted that SB 79 would make years of community planning meaningless; and she asked the City Council not to

write a letter of support for a bill that threatens the local voice, puts financial stability at-risk, and invites large scale development without any tools to handle it.

Nancy Barba was called to speak but was not present online or in person.

Karim Sahli echoed comments made by Patrick Meighan and asked the City Council to vote in favor of support.

Mark Vukceovich, Streets for All, indicated that Streets for All is a co-sponsor for the bill; discussed bringing the idea to Senator Weiner's Office due to transportation and housing crises in California; he noted that Culver City was doing great, and issues were more prevalent in Los Angeles and Pasadena; discussed historic redlined neighborhoods next to transit stops; indicated that contrary to comments from a previous speaker, there are affordability standards in the bill; the bill does nothing to preempt anti-displacement laws; and he felt it was a good thing for the region and for Culver City.

Discussion ensued between staff and Council Members regarding people who are struggling to stay in Culver City; local control to block new housing; exclusionary zoning; upholding systems that make it harder for people to live in opportunity-rich communities like Culver City; maintaining and growing diversity; supply and demand as a driver to the crisis; driving up costs and pushing people out; land use decisions as moral decisions; shaping who can live in Culver City; affordability mandates in the bill; creating more available land that is eligible for other state laws like SB 35; bypassing approvals; evidence that increasing housing supply slows the rise of housing costs and can bring down rents long-term; the experience of Minneapolis and Austin; evidence that housing near transit can increase City revenue; the book *Homelessness is a Housing Problem*; appreciation for other westside cities that have signed on in support of the bills; being honest about the role of local governments in deepening the crisis; and being bold enough to lead the way out.

Additional discussion ensued between staff and Council Members regarding support for the bills; lack of a specific affordability requirement in SB 79; removal of local control without any means to recapture infrastructure needed to support the projects; height and density proposed under the legislation that is similar to what is permitted in the General Plan and zoning code; the bill aimed toward transit agencies; loss of

local control over things owned by the transit agency; the letter from Los Angeles; and concerns with infrastructure, added cost, and loss of local control.

Further discussion ensued between staff and Council Members regarding meeting state mandated housing goals by enabling more multi-family housing units near transit; balancing out housing development throughout the City; promoting walkable mixed-use neighborhoods, benefitting local businesses; streamlining in-fill housing; avoiding costly time-consuming delays that stall urgently needed homes; environmental benefits to in-fill housing over urban sprawl; providing more affordable units and quicker delivery to families who need them; and the bills as providing the tools to build an equitable, sustainable, and smartly-designed Culver City.

Discussion ensued between staff and Council Members regarding the conflict with fulfilling policy platform goals; guiding principles to preserve and protect powers, duties, and prerogatives to enact local legislation and policy direction and to oppose legislation that preempts local authority; the California League of Cities vote; lack of low-income housing requirements included; the cookie-cutter solution for different types of cities; unfunded mandates; housing units already in the pipeline; concern with overriding CEQA with AB 609; opposition to AB 609 by the Sierra Club; and abuse of CEQA.

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

1. ADOPT A POSITION IN SUPPORT OF SB 79, AND,
2. DIRECT THE DISTRIBUTION OF A POSITION LETTER FOR SB 79.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

1. ADOPT A POSITION IN SUPPORT OF AB 609; AND,
2. DIRECT THE DISTRIBUTION OF A POSITION LETTER FOR AB 609.

Discussion ensued between staff and Council Members regarding appreciation to staff; recent inclusion of an amendment around affordability; SB 35 incentivizing affordability; and items working in tandem with other affordability measures.

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Item A-3

**CC - (1) Discussion and Direction on Providing an Additional Contribution of \$196,500 Toward the Plans, Specifications and Estimates Design of the Ballona Creek Bike Path Extension Project (Project); (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment Appropriating \$240,000, and if Desired, an Additional \$196,500, from the Mobility Improvement Fund; and (3) Authorization to the City Manager to Execute such Documents Needed to Implement the City Council's Direction**

Thomas Check, Senior Traffic Engineer, provided a summary of the material of record.

Mayor O'Brien invited public input.

The following member of the public addressed the City Council:

Nancy Barba was called to speak but was not present online or in person.

Karim Sahli expressed support for the recommendation and asked the City Council to provide the necessary funding for the important project.

John Bakunin was called to speak but was not present online or in person.

David Coles was called to speak but was not present online or in person.

Colin Warn was called to speak but was not present online or in person.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work on the important project; funding; fulfilling the promise; designation of funding; allowing consideration by the Bicycle and Pedestrian Advisory Committee (BPAC) and the Mobility Subcommittee of the request for additional funding by the City of Los Angeles in the context

of other mobility needs for next year; the time sensitive nature of the item; impacts of not fulfilling the additional request from Los Angeles; honoring the commitment; gaining input from the BPAC; deference to staff on the timeline; the feeling that not approving the \$240,000 would jeopardize the project, but not approving the \$196,500 would not; the initial request; agreement to fulfill the original obligation but not the additional request; being good partners; urgent Safe Streets projects; and ensuring that Culver City is doing their part.

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

1. APPROVE A BUDGET AMENDMENT APPROPRIATING \$240,000 FROM THE MOBILITY IMPROVEMENT FUND (FUND 437) (FOUR-FIFTHS VOTE REQUIRED); AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE DOCUMENTS NECESSARY TO IMPLEMENT THE CITY COUNCIL'S DIRECTION; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS NECESSARY TO IMPLEMENT THE CITY COUNCIL'S DIRECTION ON BEHALF OF THE CITY.

Discussion ensued between staff and Council Members regarding unanimous City Council consent to direct staff to return to the BPAC and Mobility Subcommittee with a list of projects that Public Works would like the Mobility Fund to support.

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

Mayor O'Brien invited public comment.

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

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

None.

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

Council Member Fish received City Council consensus from Mayor O'Brien and Council Member McMorris to consider support of SB 684 The Polluters Pay Superfund Act of 2025 requiring fossil fuel polluters to offset the cost imposed on taxpayers for the damage caused and enhanced by their products as well as addressing financial injustices from climate related disasters; he discussed the potential bankruptcy of Southern California Hospital; and he received unanimous City Council consensus to agendize consideration of a resolution in support of the workers to maintain their pay, as well as the health of the employees and patients, and good conditions at the hospital.

Council Member McMorris discussed serving on the Board of Civic Well; received City Council consensus from Vice Mayor Puza and Council Member Fish to consider AB 306; discussed the prohibition of local Reach Codes that would impact residential buildings for the next six years; a pause on state codes; and the fast-moving legislative cycle.

Discussion ensued between staff and Council Members regarding clarification that if items align with the legislative platform, they do not need to come before the City Council.

City Council consensus was achieved on the following items:

- Consider support of SB 684 The Polluters Pay Superfund Act of 2025 requiring fossil fuel polluters to offset the cost imposed on taxpayers for the damage caused and enhanced by their products and addressing financial injustices from climate related disasters (Fish)
- Consideration of a resolution in support of the workers at Southern California Hospital (Fish)
- Consider AB 306 (McMorris)

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Jeremy Bocchino, City Clerk, reminded Council Members of the special meeting on June 2, proceeded by a meet and greet for the applicants for Committees, Boards, and Commissions.

## Adjournment

There being no further business, at 1:24 a.m. on Wednesday, May 28, 2025 the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on June 2, 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

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

Date: \_\_\_\_\_