

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

September 29, 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 6:41 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

Absent: Albert Vera, Council Member*

*Council Member Vera arrived at 7:35 p.m.

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Recognition Presentations - 6:30 p.m.

Item R-1

CC - Proclamation Designating October 2025 as National Arts and Humanities Month

Council Member McMorris presented the proclamation designating October 2025 as National Arts and Humanities Month.

Leora O'Carroll, Cultural Affairs Commission Chair, expressed appreciation for the proclamation noting that the arts are not a luxury but are an essential and fundamental part of the human experience.

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Item R-2

CC - Proclamation in Recognition of Pedestrian and Traffic Safety Month 2025

Council Member Fish presented the proclamation in recognition of Pedestrian and Traffic Safety Month 2025.

Eli Lipman, Move LA, recognized other organizations present; expressed appreciation for the proclamation and for the safety of the bike lanes noting that he had ridden over and brought his kids.

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Item R-3

CC - Proclamation in Celebration of National Hispanic Heritage Month 2025

Mayor O'Brien presented the proclamation in Celebration of National Hispanic Heritage Month 2025.

Carlos Valverde, Equity and Human Relations Advisory Committee (EHRAC) Member, expressed appreciation to the City Council for their support in developing the annual celebration; noted the long-overdue moment that the community is appreciative of; he thanked his family for their support and everyone who attended the event on Saturday; and he expected to see everyone next year as well.

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Item R-4

CC - Presentation of a Proclamation Designating October 2025 as "Walktober"

Council Member Fish presented a proclamation designating October 2025 as "Walktober".

Jim Shanman, Safe Routes to School Coordinator, provided background on the program; expressed appreciation to the City for their support and for the partnership with Culver City Unified School District (CCUSD); noted that October 8 is International Walk to School Day; and he discussed scanning shoe tags starting on October 10 at the elementary schools.

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Item R-5

CC - Presentation of a Proclamation Designating October 1, 2025 as "Clean Air Day"

Council Member McMorris presented a proclamation designating October 1, 2025 as "Clean Air Day."

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Item R-6

CC - Presentation of a Proclamation in Designating September 29 - October 5, 2025 as "Week Without Driving 2025"

Vice Mayor Puza presented a Proclamation in Designating September 29 - October 5, 2025 as "Week Without Driving 2025."

A member of the public discussed the aim of having a week without driving; people who live without cars; building a city for everyone to benefit everyone; and providing many alternatives to get around.

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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 7:10 p.m. in the Mike Balkman Council Chambers at City Hall with four Council Members present (absent Council Member Vera).

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Pledge of Allegiance

Mayor O'Brien led the Pledge of Allegiance.

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Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement.

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

Jason Sims, Culver City Police Department (CCPD) Chief, introduced four new police officers and a new canine officer.

Ben Parnas, Bicycle and Pedestrian Advisory Committee (BPAC), provided background on the BPAC and discussed their mission; reported unanimous support from the BPAC for approval of Ordinance 2025-13 that modifies City building codes to allow for single-stair housing; discussed the association between the goals of the BPAC and the goal of having more households living within walking and biking distance of the businesses and facilities they use daily; denser mixed-use neighborhoods as a critical component for Culver City's financial sustainability; results of limiting development in the past; street infrastructure and transportation improvements; enabling accessible and affordable ways to increase tax revenue by passing the ordinance; safety; commercial spaces; buffering Culver City from a changing climate; efficiency and sustainability; adapting to heatwaves, major storms, and other climate changing events; benefits to taller buildings; and he asked the City to use their resources to approve the single-stair ordinance noting that if they hesitated it would be too late.

Jonathon Dilworth, Advisory Committee on Housing and

Homelessness (ACOH) Chair, provided an update on their meeting and discussion of single-stair reform; discussed components of single-stair reform and benefits of making the change; safety measures; and he indicated that the ACOH deferred to the City Council and was ready to support their efforts to address the housing crisis.

Council Member Fish expressed gratitude to Culver City Fire Department (CCFD) and CCPD who helped him on September 26 when he was injured while riding his bicycle; noted that Culver City takes traffic safety seriously and tracks every incident; noted the lesson to do one thing at a time and not to rush; thanked colleagues and City staff for checking in on him; discussed his participation in California Coastal Cleanup Day and thanked everyone who made the event happen; attending YIMBYtown in New Haven, Connecticut; City Council support of single-stair reform; and he expressed pride in the work being done to ensure that people of all incomes and backgrounds can afford to live in Culver City.

Council Member McMorris wished everyone Happy Hispanic Heritage Month; thanked those involved for their work on the event at the Wende Museum; congratulated Culver City Pride for winning a Westie Award at the recent Westside Young Democrats event; discussed Breast Cancer Awareness Month noting the importance of getting screened; reported getting her flu shot and encouraged people to stay safe as cold and flu season sets in; thanked Eli Lipman and Move LA for their work noting that it was Transit Month; discussed transit options in the community; the fact that most travel by car in Los Angeles is about 3-5 miles; encouraged people to get out of their cars and try something different; announced the Abilities Carnival at the Senior Center October 5; suggested that people check out the community calendar for upcoming events; and she celebrated the one year anniversary of the West LA Chapter of Jack and Jill.

Vice Mayor Puza discussed attending a recent Culver City Jazz Night at the Kirk Douglas Theater and thanked all who worked to bring the event and others like it to Culver City; discussed access to live music from around the world; attending the Celebration of Courage event with former Congresswoman Gabby Giffords; he noted there had been four mass shootings the day before; discussed turning tragedy into a powerful movement; relentless advocacy for gun safety; powerful progress when one refuses to give up; using music therapy to help heal; the power of arts and culture; the Walk and Rollers Festival on September

14; the Go Pass Program; and his participation in the Week Without Driving.

Mayor O'Brien discussed his time in Japan for the 60th Anniversary of Culver City's Sister City relationship with Kaizuka; the dedication of the new water wheel going into the Japanese Garden; Sustainable Business Certification night; the Hispanic Heritage night and celebration of the community; Pacific Electric Workcamps; and he invited tenants and landlords to join a networking event on October 9.

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Presentations to City Council

Item P-1

Presentation by the Culver City Police Department of an Update Regarding the Automated License Plate Reader Program

Mayor O'Brien invited public comment.

Christie Gaynor 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.

Jason Sims, CCPD Chief introduced the item.

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Roll Call

Jeremy Bocchino, City Clerk, called the roll for 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 7:35 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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Item P-1
(Continued)

Presentation by the Culver City Police Department of an Update Regarding the Automated License Plate Reader Program

Andrew Bellante, CCPD Captain, provided an update on the Automated License Plate Reader (ALPR) program; discussed commitment to privacy rights; implementation of strict policies and protocol; reasons for searches; direction to stop sharing ALPR data with outside agencies; implementation of new transparency measures; the data sharing policy; SB 54; compliance with state law and department policy; community expectations; internal audits; information available at www.culvercitypd.gov; implementation of enhanced search procedures; and successful usage.

Discussion ensued between staff and Council Members regarding "hot lists"; appreciation for the presentation, availability of the map, monthly audit reports available online, and stats about the reasons for lookups; exclusive use of the search feature by trained CCPD employees; tracked searches; audits conducted by the Investigations Lieutenant; number of suspects and vehicles; crimes originated and apprehended in Culver City vs. those originating in Los Angeles; success stories; recovery of stolen vehicles; the vehicle used in the fatal hit and run crime in Los Angeles that was apprehended in Culver City through the use of ALPRs; cars stolen in Culver City that were recovered in other cities and cars stolen in Los Angeles that were recovered in Culver City; a request to add a column in the reports to reflect origination of the crime; the audit list; additional information that is not publicly available that can be provided to the City Council; stolen vehicles driven through Culver City that are not found; information with regard to closure of Culver City incidents; and support for solving crime no matter where it is initiated.

Council Member McMorris exited the dais.

Additional discussion ensued between staff and Council Members regarding appreciation for the transparency provided; availability of the presentation on the portion of the website dedicated to ALPR; and a suggestion to provide information to the public earlier so they have a chance to examine it before the presentation.

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Item P-2

Presentation by the Culver City Police Department of an Update Regarding Law Enforcement Mutual Aid

Jason Sims, CCPD Chief introduced the item.

Luis Martinez, CCPD Captain, presented an update on mutual aid; discussed number of mutual aid incidents; costs; and externally generated incidents.

Council Member McMorris returned to the dais.

Discussion ensued between staff and Council Members regarding appreciation for the presentation; quarterly reports on mutual aid events provided on the website; internally generated mutual aid requests; mutual aid standby; mutual aid from other departments; clarification that the majority of mutual aid requests result in no cost; costs incurred for overtime; ballooning costs for special events; the inability to use on-duty officers for special events; minimum required staffing to provide public safety for the City; the ability to not provide mutual aid if the workload within Culver City is too high; collective bargaining costs; negotiated rates that are part of the MOU (Memorandum of Understanding); number of officers required; review of the process to determine the amount of required officers; sharing of information; the generic description of mutual aid in the quarterly report with more detailed information on the website; the ability to link a spreadsheet to the website; illustrating data; a request to make the reports searchable; the ability to search from the website; and appreciation for the numbers for mutual aid from 2023-2025.

Additional discussion ensued between staff and Council Members regarding method for determining staffing needed for events; collecting information to make a comprehensive threat assessment; the metal detector added to Fiesta La Ballona this year; understanding threats in partnership with regional partners; the importance of strong partnerships with other agencies; and appreciation to CCPD and CCFD for their efforts and for the reports provided.

Council Member Vera exited the dais.

Further discussion ensued between staff and Council Members regarding clarification that costs are for personnel; overtime costs; and staff agreement to look at whether data is being collected on the city of origin of the crime for inclusion in the report.

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Joint Public Comment - Items NOT on the Agenda

Mayor O'Brien invited public comment.

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

The following members of the public addressed the City Council:

Jonathan Weiss, Westwood Greenway Inc., provided background on the organization; discussed support they received from former Council Member Meghan Sahli-Wells; requested support for model legislation that aligns with Culver City's climate and equity goals developed in collaboration with the UCLA Luskin School of Public Affairs; discussed components of the legislation; he asked that the matter be sent to the appropriate subcommittee to allow staff and stakeholders to explore its appropriateness for Culver City; and he agreed to provide his information to staff.

Mayor O'Brien received consensus from Vice Mayor Puza and Council Members Fish and McMorris to remand consideration of the item to the Sustainability Subcommittee.

Council Member Vera returned to the dais.

Vice Chair Puza exited the dais.

Melissa Sanders reported that Akasha was closing; discussed the many businesses closing in Culver City; concern with the potential for a City full of empty bike lanes and empty commercial, retail, and restaurant spaces; understanding how the City can support small businesses; providing services for people in densified housing; thinking long-term; she hoped that streets would become more of a priority; expressed appreciation to CCPD and CCFD for their work; and she asked about sharing license plates of vehicles that commit crimes in Culver City and what that data would look like.

Jeannine Wisnosky Stehlin thanked Culver City staff for meeting her to walk around Carlson Park and look at locations for four-way stop signs at Motor and Braddock, and she noted the need for lighting on Braddock.

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

Lemar Betts was called to speak but was not present in person or online.

Megan Oddsen Goodwin asked about creating more parking availability around La Ballona Elementary School or limiting parking enforcement in the area during school drop off and pick up times; discussed percentage of minority enrollment; the Title 1 designation for the school; permit students and students who cannot walk to school; circumstances that families are facing; dangers of parking farther away from school as immigrants are being illegally hunted down and detained; people who may struggle to pay the parking tickets; acknowledgement of safety concerns; the Sanctuary City status of Culver City; she asked that if enforcement of non-dangerous parking violations cannot be paused, that the City come up with an actual parking solution for the situation that allows people to park lawfully near the school; and she felt strongly that vulnerable immigrant families should not be punished for making decisions based on valid fears for their family.

Mayor O'Brien requested that a meeting be coordinated to work out the issue.

Marci Baun indicated being a Parks, Recreation, and Community Services (PRCS) Commissioner speaking on behalf of herself; asserted that The Plunge was a public pool; discussed sharing lanes; asked people to be kind and remember that the facility is to be used for enjoyment and relaxation; discussed road and sidewalk conditions; and she asked that current issues be addressed before embarking on any new projects or installing anything else.

Patrick Godinez discussed potential revenue streams for Culver City; outdoor television billboard advertising in Inglewood; advertising and providing information about City events and announcements; engagement of the arts and culture committee; and he proposed that the revenue stream generated be used for the Housing Trust Fund.

Ronald Ostrin asked about the City's plan for resilience and emergency planning; discussed the importance of deliberately planning; unprecedented fires; eroding infrastructure; potential upcoming changes to the economy; dependence on business and sales tax to survive; concern with depleting City reserves for housing projects; and the importance of putting finances toward resiliency.

Vice Mayor Puza returned to dais.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON SEPTEMBER 29, 2025.

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Order of the Agenda

Jeremy Bocchino, City Clerk, reported that Item C-13 had been pulled from the agenda.

A second roll call was taken during Item P-1 when Council Member Vera joined the meeting.

Item C-13 was deferred to a future meeting, and Item PH-1 was considered after the Consent Calendar, and again after Item A-3.

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Consent Calendar

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself; asked whether Metro was paying the cost for the bike lane in Item C-6 and wondered whether the other portion of the cost came out of Culver City's General Fund or Public Works; she noted that she would have preferred to see the money fix sidewalks and roads; discussed the prediction of a

structural deficit in California; she questioned where the money to replace the buses was coming from in Item C-8; and for Item C-9, she expressed concern with inflating the PRCS budget by including costs for janitorial services.

Yanni Demitri, Public Works Director, discussed Item C-6 noting that the project had been fully funded by Metro.

Diana Chang, Chief Transportation Officer, reported that funding for Items C-8 and C-9 came from money that can only be used for Transit and did not come from the General Fund.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 30, 2025 to September 19, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 30, 2025 TO SEPTEMBER 19, 2025.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on September 8, 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 SEPTEMBER 8, 2025.

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Item C-3

CC - Approval of Blanket Purchase Orders with SWARCO McCain, Inc. (Not-to-Exceed \$160,000/Year), NexTech Systems, Inc. (Not-to-Exceed \$85,000/Year), Econolite Control Products, Inc. (Not-to-Exceed \$250,000/Year), Iteris, Inc. (Not-to-Exceed \$275,000/Year), Sharpline Solutions (Not-to-Exceed \$100,000/Year), Zicla (Not-to-Exceed \$150,000/Year), and IPS Group, Inc. (Not-to-Exceed \$80,000/Year) for Maintenance, Repair, and Operations Supplies for Fiscal Years 2025-2026 through 2030-2031

THAT THE CITY COUNCIL: APPROVE BLANKET PURCHASE ORDERS WITH SWARCO MCCAIN, INC. NOT-TO-EXCEED \$160,000 PER YEAR, NEXTECH SYSTEMS, INC. NOT-TO-EXCEED \$85,000 PER YEAR, ECONOLITE CONTROL PRODUCTS, INC. NOT-TO-EXCEED \$250,000 PER YEAR, ITERIS, INC. NOT-TO-EXCEED \$275,000 PER YEAR, SHARPLINE SOLUTIONS, INC. NOT-TO-EXCEED \$100,000 PER YEAR, ZICLA NOT-TO-EXCEED \$150,000, AND IPS GROUP INC. NOT-TO-EXCEED \$80,000 PER YEAR FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES FOR FISCAL YEARS 2025-2026 THROUGH 2030-2031.

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Item C-4

CC - Approval of a Five-Year Software Services Agreement with Turbo Data Systems, Inc. to Provide a Cloud-Based Residential Permit Parking Program Management System in an Amount-Not-to-Exceed \$250,000

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR SOFTWARE SERVICES AGREEMENT WITH TURBO DATA SYSTEMS, INC. TO PROVIDE A CLOUD-BASED RESIDENTIAL PERMIT PARKING PROGRAM MANAGEMENT SYSTEM IN AN AMOUNT-NOT-TO-EXCEED \$250,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-5

CC - (1) Approval of Five-Year Agreement with Soft-Pak for Routing and Billing Software for the City's Sanitation Services For A Total Not-To-Exceed \$420,000 (Including Contingency); (2) Waiver of Competitive Bidding Requirements for the Hardware Component of the Soft-Pak Procurement Per Culver City Municipal Code Section 3.07.075.F.3; and (3) Approval of Five-Year Agreement with Elavon for Credit Card Processing Merchant Account Payment Processing Services for Sanitation Service Billing for a Total Not-to-Exceed \$500,000

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH SOFTPAK FOR ROUTING AND BILLING SOFTWARE FOR THE CITY'S SANITATION SERVICES FOR A TOTAL NOT-TO-EXCEED \$420,000 (INCLUDING CONTINGENCY); AND,
2. WAIVE COMPETITIVE BIDDING REQUIREMENTS FOR THE HARDWARE COMPONENT OF THE SOFT-PAK PROCUREMENT PER CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,
3. APPROVE AN AGREEMENT WITH ELAVON FOR CREDIT CARD PROCESSING FOR A TOTAL NOT-TO-EXCEED \$500,000; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

(1) Authorization to Accept Grant Funds from the Metro Active Transportation Program in the Amount of \$400,000 for the Robertson Boulevard Bike and Bus Lane Project, PF-024; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Appropriate the Grant Funds; and (3) Approval of an Amendment to the Existing Construction Contract with Toro Enterprises Inc. for the Robertson Bus/Bike Lanes Project, PF-024 in an Additional Amount of \$400,000 for a Total Contract Amount Not-to-Exceed \$1,798,732

THAT THE CITY COUNCIL:

1. AUTHORIZE THE ACCEPTANCE OF GRANT FUNDS FROM THE COUNTY OF LOS ANGELES METROPOLITAN TRANSPORTATION AUTHORITY (METRO) ACTIVE TRANSPORTATION PROGRAM IN THE AMOUNT OF \$400,000 FOR THE ROBERTSON BOULEVARD BUS AND BIKE LANE PROJECT, PF-024; AND,
2. APPROVE A RELATED BUDGET AMENDMENT TO APPROPRIATE THE GRANT FUNDS (FOUR-FIFTHS VOTE REQUIRED); AND,
3. APPROVE AN AMENDMENT TO THE EXISTING CONSTRUCTION CONTRACT WITH TORO ENTERPRISES INC. FOR THE ROBERTSON BUS AND BIKE LANES PROJECT, PF-024 IN AN ADDITIONAL AMOUNT OF \$400,000 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$1,798,732.

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

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

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Item C-7

CC - Authorization of a Task Order for Engineering Design and Construction Management Services for the Standby Generator at the City's Transfer Station in an Amount Not-to-Exceed \$66,800 Pursuant to the Terms of the City's On-Call Professional Services Agreement with RTI Consulting, Inc.

THAT THE CITY COUNCIL: AUTHORIZE A TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$66,800 FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR THE STANDBY GENERATOR AT THE CITY'S TRANSFER STATION PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH RTI CONSULTING INC.

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Item C-8

CC - Approval of a Purchase Order with Gillig, LLC. to Supply Four Compressed Natural Gas Buses in an Amount Not-To-Exceed \$4,113,070 (\$3,427,558 Base plus \$685,512 Contingency)

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH GILLIG, LLC IN AN AMOUNT NOT-TO-EXCEED \$4,113,070 (\$3,427,558 BASE PLUS \$685,512 CONTINGENCY) TO SUPPLY FOUR COMPRESSED NATURAL GAS BUSES; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE SUCH PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-9

CC - Approval of an Amendment to the Existing Five-Year Agreement with MasterCorp Commercial Services for Citywide Janitorial Services and On-Call Event Services to Provide On-Call Janitorial Services for Cleaning of Transportation Operations

Fleet in an Additional Amount Not-to-Exceed \$487,408.50 for the Remaining Term

THAT THE CITY COUNCIL:

1. APPROVE A THIRD AMENDMENT TO THE EXISTING FIVE-YEAR AGREEMENT WITH MASTERCORP COMMERCIAL SERVICES FOR CITYWIDE JANITORIAL SERVICES AND ON-CALL EVENT SERVICES TO PROVIDE ON-CALL JANITORIAL SERVICES FOR CLEANING OF TRANSPORTATION OPERATIONS FLEET IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$487,408.50 FOR THE REMAINING TERM; 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-10

CC - (1) Adoption of a Resolution Authorizing Execution of Agreements with the California Department of Tax and Fee Administration to Administer and Collect the Local Transactions and Use Tax; (2) Adoption of a Resolution Authorizing Examination of Transactions and Use Tax Records; and (3) Approval of an Amendment to the Professional Services Agreement with Hinderliter, De Llamas for Transactions Tax Audit and Information Services

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A "PREPARATORY AGREEMENT" AND AN "ADMINISTRATION AGREEMENT" WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION TO ADMINISTER AND COLLECT THE TRANSACTIONS AND USE TAX FOR THE CITY; AND,
2. ADOPT A RESOLUTION AUTHORIZING EXAMINATION OF TRANSACTIONS AND USE TAX RECORDS; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS AND ASSOCIATES FOR TRANSACTIONS TAX AUDIT AND INFORMATION SERVICES; AND,

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

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

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Item C-11

CC - Approval of an Amendment to the Existing Parking License Agreement with Century Wilshire Inc, which Owns and Operates the Culver Hotel to Extend the Agreement Term by 14 Months

THAT THE CITY COUNCIL: APPROVE AN AMENDMENT TO THE EXISTING PARKING LICENSE AGREEMENT WITH CENTURY WILSHIRE, INC. WHICH OWNS AND OPERATES THE CULVER HOTEL TO EXTEND THE AGREEMENT TERM BY 14 MONTHS.

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Item C-12

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

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

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Item C-13

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

This item was deferred to a future meeting.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-12.

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Public Hearing Items

Item PH-1

CC - (1) FOUR-FIFTHS VOTE REQUIREMENT: Adoption of an Urgency Ordinance that Amends the California Building Code and the California Fire Code Section 1006.3.4 to Allow a Single Exit Stairway in Residential Buildings up to Six Stories in Height; and (2) Adoption of a Resolution of Express Findings Pertaining to Local Climatic, Geological or Topographical Conditions

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLISHING OF THE NOTICE.

Tim Koutsouros, Building Official, provided a summary of the material of record.

Christina Burrows, Assistant City Attorney, clarified that the draft urgency ordinance could be adopted to meet the October 1, 2025 deadline for local amendments to the Building Code but would delay implementation until the California Building Standards Commission (CBSC) approves Culver City's local amendment to the Building Code or the state amendment of the California Building Code and the Fire Code to make the provisions of the ordinance lawful; noted review of all local amendments to local building codes by the CBSC; she indicated that express findings for the ordinance were included in the resolution attached to the staff report; she stated that if the City Council adopted the ordinance at the current meeting, amendments would be filed on September 30, 2025 with the CBSC; she added that in the event the local amendments were not approved, the local ordinance would take effect if the California Building Code and California Fire Code are amended to allow single exit buildings of more than three stories; and she read staff recommendations for revisions to the ordinance including adding the word urgency to the title to ensure consistency with other urgency ordinances, adding the word Commission to the last sentence in Section 3 to indicate: "California Building Standards Commission", and in section 5 replacement of the term interim ordinance with the term urgency

ordinance to more accurately reflect what the ordinance is.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work; the opportunity for the City to build more housing; language used in the ordinance presented that mirrored that of Los Angeles; direction to model the ordinance after the one in Seattle; proximity of Los Angeles, dual jurisdiction projects, and interaction with their Building and Safety Departments; working during the short timeframe to incorporate the intent and regulations of Seattle while keeping in mind that Los Angeles was engaging in the same process; pulling of the Los Angeles ordinance due to its lack of feasibility; the opportunity for Culver City to go their own way; and clarification that once CBSC has given their approval the ordinance would take effect.

Additional discussion ensued between staff and Council Members regarding hesitation expressed due to safety concerns and effect on rescue attempts; elevators as a large tool when it comes to medical aid; difficulty navigating stairwells; advanced external equipment that can be employed; additional difficulty assisting a patient with the lack of an elevator; a suggestion made by the ACOHH to investigate zoning modifications in order to allow for an encroachment into the setbacks for a fire escape or a second exit; elevator requirements for residential buildings; options left to the developer as to whether the building has an elevator from the bottom floor to the top; elevators required for common area space on other than the first floor; safety elements; buildings over four or five stories built in the City without an elevator; the feeling that most projects in the pipeline have elevators; ADA (Americans with Disabilities Act) compliance; and clarification that there is no prohibition in R-1 zones.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA 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:

Travis Morgan, Livable Communities Initiative (LCI), thanked staff and the City Council for their efforts to get to the current situation; provided a presentation on the vision of LCI; he indicated that without amendments an infeasible and unbuildable solution would be created; discussed alignment with

the Seattle code; surprise that Los Angeles did not copy the Seattle code exactly; support for going to the CBSC; buildings designed to negate the necessity of the 8 foot setbacks on each side; clarification regarding feasibility in R-1 zones; and he indicated that an index of additional information was available.

Erik Mar provided background on himself; indicated being a professor of architecture at USC; felt that six stories should be allowable; discussed code requirements for building types that are over four stories; sprinklers; use of modern fire safety systems; and he asked the City Council not to follow Los Angeles but to adopt LCI's proposals without amendments.

Adriel Mar indicated that he was speaking on behalf of the younger generation and their future; discussed the housing crisis; the continued issue of homelessness; benefits of the proposition; improving the feasibility of costs; allowing housing costs to decrease; creating a more accessible, walkable and bike friendly city unlike Los Angeles; and he felt the ordinance would be a small step in moving forward to create a more productive and sustainable Culver City for the future.

Stephen Schaller expressed support for single-stair reform; discussed benefits of allowing single-stair buildings; and he urged the City Council to adopt single-stair reform to help address the housing crisis.

Kira Pusch expressed support for passing a version of the single-stair reform ordinance with the LCI amendments to provide a critically needed update to an outdated law; discussed modern materials and fire safety enhancements; alignment with the Seattle code; urged the City Council not to make the same mistake as Los Angeles did by requiring infeasible setback requirements; expressed support for living in a Culver City that is more bicycle and pedestrian friendly; and she thanked everyone who worked to bring the item forward before the deadline.

Leah Pressman, Politics and Elections Committee of the Culver City Democratic Club, reported that they had voted to support single-stair construction; she urged the City Council to adopt the ordinance with the necessary LCI amendments based upon the Seattle ordinance to allow single-stair construction; discussed benefits of making the change; gentrification vs. affordable housing; increasing school enrollment; and she thanked everyone who had worked so hard to get the item passed before the deadline.

Melissa Sanders expressed concern with removing options; discussed ensuring that people sign a waiver agreeing not to sue if the Fire Department cannot get to them fast enough to save their lives; concern with providing only one option; climate change; forcing people to make the change; support for requiring the use of climate friendly materials; she felt the item was not good for families; discussed permit rates at various schools; families that do not want to attend Culver City schools; and she asserted that things needed to be fixed overall.

Michelle Weiner expressed appreciation to everyone for moving quickly on the urgent item; discussed the importance of having young people and families in Culver City; maintaining vibrancy; ensuring young people can move to and stay in Culver City; and allowing for a more walkable and biking community with the changed building code.

Christopher Michel expressed support for single-stair reform with LCI's amendments; acknowledged the work of people to bring the item forward; discussed the benefits of single-stair reform; the urgency to make the change now; changes made in other cities; businesses closing; providing more people-sized apartments and walkable areas to support businesses; the need to allow more affordable housing; and young people who have to live in other areas.

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself; discussed sanity from Los Angeles; costs to build per square foot; affordable housing; climate change; creation of wind tunnels with tall buildings; support for requiring a fire escape; concern with potential sprinkler malfunction; those who are not ambulatory; she felt the item helped developers, not tenants; and she asserted that they did not want to be Seattle.

Shane Henson indicated being an ACOHH Member speaking on behalf of himself; asked that the City Council adopt the full six story single-stair ordinance and LCI's proposed amendments; discussed his personal concern with the high cost of housing; support for increasing the number of family-friendly units in Culver City; ACOHH endorsement of single-stair reform; state of the art safety requirements; and he noted that the ACOHH did not receive the same single-stair presentation from LCI that the City Council had.

Rick Tuttle felt the proposal was a very dangerous idea; noted that not everyone is agile; asserted that single-stair reform was one of the most dangerous land-use items he had seen in his 60 years of being involved in such things; discussed risking the lives of men, women, and children to expedite housing; putting firefighters, police, and paramedics at great risk; he read comments in opposition to single-staircase reform from the head of the International Association of Firefighters and the head of the union; and he asked the City Council to please defeat the measure.

Patrick Godinez indicated being a former unhoused person and a member of the ACOHH speaking on behalf of himself, and he asked that an extended ladder fire unit be brought into Culver City to address any issues with single-stair reform.

Greg Maron discussed the original conversation about single-stair reform involving six story structures; overall benefits that outweigh the risks; the technical glitch; previous unanimous support for six stories; and he urged the City Council to follow through and pass the item as amended.

Mahdi Manji, Inner City Law Center, provided background on the organization; expressed support for single-stair reform up to six stories as proposed to be amended by LCI; discussed the benefits to single-stair construction; decreased housing construction in Los Angeles County; increased costs; deportation of community members; construction materials; gentle density; and housing in other parts of the world.

Martin Tomasz, LCI, discussed modernizing the building code; building housing above retail; the outstanding safety record of Seattle; thanked staff and the City Council for their efforts; asserted that passing the item would be a win for housing, businesses, mobility, and for the community; discussed creating an organically created town center feel; the survey of retail workers indicating that more people wanted to get rid of their cars and were interested in living in similar housing in downtown areas.

Scott Epstein, Abundant Housing LA, expressed appreciation to the City Council for their unanimous vote in favor of adopting a single-stair ordinance modeled after Seattle; discussed the potential for creating more and better housing; the tried and true model in place for nearly 50 years in Seattle; the letter from LCI outlining amendments ensuring the ordinance is aligned

with Seattle; and he urged the City Council to adopt the amendments.

Joseph Cohen May, Los Angeles Housing Production Institute, expressed support for passing the ordinance with the amendments proposed by LCI; discussed proven safety of single-stair buildings all over the world and in the United States; advances in building engineering; rate of injury and death in modern buildings with fire sprinklers vs. in car accidents; and he noted the importance of the proposed LCI amendments in ensuring feasibility.

Zachary Pitts, YIMBY Action, was excited that Culver City could take the first step and lead the way in California with single-stair reform; hoped that the State Fire Marshal would change the code for all of California; discussed providing safety, flexibility and increasing the supply of housing; difficulty finding three bedroom options; living in a dense walkable neighborhood; and he asserted that it only works with a six story single-stair buildings.

Phoebe Garfinkel expressed appreciation to everyone for their efforts to bring single-stair reform forward; expressed support for single-stair reform with LCI changes; discussed the opportunity to bring vibrancy and walkability to the downtown area; and benefits provided with single-stair reform.

Jeff Cooper indicated being a proud owner of a single-family home; discussed characterization of privilege with single-family housing; felt that the decision was already a done deal; asked that an exterior stairwell be added for safety as recommended by the Fire Chief; wanted to see R-1 carved out; discussed developers and architects from LCI driving the ordinance forward; assembling R-1 lots in order to build the projects; the destruction and takeaway of single-family housing; noted that he loved visiting Europe, but did not want to live there; and he asked for consideration as the Council deliberated on the matter.

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

Discussion ensued between staff and Council Members regarding appreciation for comments provided; feedback from CCFD; taking the most conservative approach when assessing the safety of the Building Code; background provided from staff and LCI about Pew

Research and added safety measures included in the buildings; data indicating the buildings are as safe or safer than buildings without single-stair reform; moving forward with recommended amendments from LCI and the City Attorneys; codification of elevator and R-1 issues; support for requiring an elevator and carving out R-1 or placing the buildings in the corridors; and support for adding density in commercial corridors.

Additional discussion ensued between staff and Council Members regarding clarification that the item being considered is an amendment to the Building Code and did not include a discussion on where the buildings would be allowed; two state laws that would likely impact multi-family residential in R-1; zoning outside of the City's control; SB 79 governing multi-family residential in close proximity to residential that is awaiting action by the Governor; SB 1123 that has already been adopted and allows a property owner to subdivide; the existing Subdivision Ordinance; limitations to mixed-use housing; the intent for mixed-use, but the ability for the buildings to be all residential; and the ability to add language to require an elevator.

Further discussion ensued between staff and Council Members regarding impacts on housing affordability; helping to create more housing for everyone; appreciation to LCI and Abundant Housing LA and to everyone who worked to bring the item forward; combating divisiveness on the City Council and in the community by doing something transformative together; leading with data over unsubstantiated fears; length of time single-stair has been around; the comprehensive review by Pew Research; benefits of single-stair reform; proximity to a stairwell; lack of evidence that safety is sacrificed; adoption of the ordinance as written by LCI; the issue about R-1; density and height limits that are already set; the design element that can be implemented with the same height and density for every zoning area; lack of elevator requirements; elevators as being built in most buildings; review of access issues in all residential buildings; and concern with requiring elevators for one type of building design but not for others.

Responding to inquiry, Eduardo Mendoza indicated that other jurisdictions did not have requirements to have an elevator above a certain story for single-stair buildings; he discussed other requirements included in the ordinance; the proposal to require elevators that was waived early in the process with Los Angeles; discussion of the item by the State Fire Marshall

Working Group that had not resulted resolution as to whether elevators would be wanted in the building; standard practice in single-stair buildings; and multiple ways of egress.

Discussion ensued between staff and Council Members regarding encouragement to go with the standard model that has proven to be safe as opposed to adding requirements with unknown impact; impact of elevator requirements on affordability; concern with diluting the impact; concern with medical emergencies; limiting desirability of units for families; and agendizing a conversation about whether to reevaluate elevator requirements across the board.

Council Member McMorris exited the dais.

Mayor O'Brien moved to approve the ordinance with LCI's amendments and adding a requirement for an elevator. Council Member Vera seconded the motion.

Vice Mayor Puza indicated that his position had not changed since the prior meeting and he acknowledged concerns about affordability noting his support for the proposed ordinance with LCI's amendments and agendizing conversation about elevator usage across the board.

Council Member McMorris returned to the dais.

Mayor O'Brien amended his motion to approve the urgency ordinance as written with amendments proposed by LCI and the City Attorney with an elevator requirement added to the buildings and agendizing a separate discussion of elevators City-wide.

Council Member McMorris proposed a substitute motion to approve the urgency ordinance as written with amendments proposed by LCI and the City Attorney.

Discussion ensued between staff and Council Members regarding the importance of being on the record as to where the City Council stands as it pertains to supporting affordable housing and streamlining housing in the community; consistent feedback from young people who have to make the decision of whether they can stay in Culver City and raise a family; taking the opportunity to support affordable housing rather than adding layers that create additional barriers; maintaining the intention of the ordinance; and data supporting that the ordinance is safe.

Council Member Fish seconded the substitute motion.

Additional discussion ensued between staff and Council Members regarding concern with making a decision without appropriate data; the well-studied single-stair ordinance; the inability to make changes for six years; support for following expert advice and following what peer cities have done; and concern with putting elevator requirements on one type of design over another.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: ADOPT AN URGENCY ORDINANCE AMENDING THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE SECTION 1006.3.4 TO ALLOW A SINGLE EXIT STAIRWAY IN RESIDENTIAL BUILDINGS UP TO SIX STORIES IN HEIGHT (FOUR-FIFTHS VOTE REQUIRED) INCLUDING THE AMENDMENTS FROM LCI AND THE CAO.

THE MOTION FAILED BY THE FOLLOWING VOTE:

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

Travis Morgan, LCI, proposed a compromise to add an elevator requirement for buildings taller than four stories noting that in their experience they had not seen buildings of five or six stories without elevators and he noted significant difficulties with affordability involved for buildings with four stories or less.

Further discussion ensued between staff and Council Members resulting in staff direction to write the requirement into the ordinance and return after the language is drafted.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT AN URGENCY ORDINANCE AMENDING THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE SECTION 1006.3.4 TO ALLOW A SINGLE EXIT STAIRWAY IN RESIDENTIAL BUILDINGS UP TO SIX STORIES IN HEIGHT.

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Action Items

Item A-1

CC - (1) Approval of an Agreement with the New Zealand Olympic Committee (NZOC) for Exclusive Use of Town Plaza during the 2028 Olympics for a Hospitality House and Fan Zone; (2) Designation of the New Zealand Hospitality House (NZHH) and Fan Zone as a City-Sponsored Event; and (3) Direction to the City Manager as Deemed Appropriate

Vice Mayor Puza exited the dais.

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

Discussion ensued between staff and Council Members regarding appreciation for the work done on the item; responsibility for the fundraising; Culver City Arts Foundation as the receiver for the funds; and further discussion between the Foundation and Culver City.

Vice Mayor Puza returned to the dais.

Council Member Vera exited the dais.

Additional discussion ensued between staff and Council Members regarding confirmation that the Foundation is willing to do the fundraising; appreciation for the cap placed on expenses; responsibility for cost overruns; agreement to discuss having responsible parties take ownership over costs that go over; the evolving situation; agreement that additional conversation with the Foundation is needed; and the short amount of time to put together a plan to allay concerns.

Council Member Vera returned to the dais.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Leora O'Carroll, Cultural Affairs Commission (CAC) Chair and Member of the CAC Olympics Subcommittee, spoke in support of having the New Zealand Hospitality House (NZHH) and Fan Zone in Culver City for the Olympics; discussed the need for a compelling reason for global visitors to come to Culver City; and benefits of the partnership.

Craig Schoenbaum, Culver City Sister Committee (CCSC) Co-President, voiced their support for having the NZHH and provided a sample of Haka dance noting the desire for cultural exchange.

Crystal Alexander, PRCS Commission Chair and Member of the PRCS Olympics Subcommittee echoed comments made by Leora O'Carroll; discussed invaluable cultural experiences possible with the once-in-a-lifetime opportunity; and notoriety, publicity, and business that will be brought to Culver City

Leah Pressman discussed fiscal responsibility; support for taking every precaution against leaving Culver City holding the bag on cost overruns; concern with Culver City writing a blank check; the General Fund; lack of projection in the staff report as to where Culver City recoups the investment; the potential \$45,000 increase in sales tax that could happen whether or not there is a fan zone; increases short-term rentals; and she asked that the City Council consider the matter seriously.

Hope Parrish, Historical Society, discussed the current deficit; history of Culver City involvement with previous Olympics; concern with missing an opportunity to engage with community arts and culture; local non-profits and residents who are onboard; and she asserted that New Zealand is a motion picture destination just like Culver City is.

Melissa Sanders hoped the City Council would move forward; discussed opportunities for the community and for people who have never been to Culver City before; concern with not allocating money for the item when money was given for the Jubilo Village project; and she asked the City Council to move forward with the once-in-a-lifetime opportunity, embrace New Zealand, and apologize for their behavior.

Richard Lees urged the City Council to move forward with the resolution for appropriate financial safeguards; discussed the unique opportunity to experience the Olympics with a Kiwi flavor; creating an event to act as a magnet; putting Culver City on the map; benefits to local businesses; increased sales tax revenues; cultural exchange; and the opportunity for local exposure.

Christie Gaynor reported growing up in New Zealand; discussed her excitement that New Zealand had chosen Culver City; embarrassment that representatives made the long flight for a non-binding term sheet that the City Council would not agree

to; short-sightedness; the need for recognition; financial opportunity; money given away to other people; money for schools; and she felt the amount of money requested was not that much.

Wailele Salas provided background on himself; discussed lack of support for small businesses since the pandemic; the cultural significance of having New Zealand come here; impact that would last a lifetime; and he did not want to see Culver City give up the lifetime experience.

Marci Baun indicated being a PRCS Commissioner speaking on behalf of herself; discussed the once-in-a-lifetime opportunity; concern that money can be given away to an outside corporation but hesitation with use of money to do something beneficial to Culver City and the community; expressed embarrassment at the last meeting; and she asked the City Council to support the item.

Alicia Ide, Culver City Foundation, indicated that the Foundation had spoken in support of the Hospitality House at the previous meeting; reported that Foundation Board Members had been approached after the last meeting and asked to work with the City to raise money for Olympics cultural activities; discussed the staff report suggesting their willingness to serve as a non-profit receiver for fundraising on behalf of the City's expenses toward supporting the NZHH; she indicated that they would act as a receiver but would not actively fundraise; stated that the Foundation had moved past writing checks to producing events noting that instead of being a fiscal receiver, the Foundation wanted to be a working partner with Culver City in planning and presenting cultural activities that specifically represent and enrich the Culver City community; felt that together the Foundation and Culver City could raise far more toward programming during the Olympics; discussed commitment to the partnership; Board authorization to immediately increase infrastructure; requested City Council consensus to develop an MOU (Memorandum of Understanding) clearly spelling out the role of the Foundation as a working partner for cultural planning and fundraising for the Olympics including for NZHH and activities for Culver City, other countries, and City-sponsored activities planned by the Foundation; and they were looking forward to working with Culver City, the NZOC, and others who decide to program in Culver City toward developing other arts initiatives during the Olympics period.

Paal Anand, Culver City Foundation, reported that the Foundation

had already begun and had obtained a commitment from New Zealand America's Cup designer, Jim Holland with proceeds from his art exhibit going toward the NZHH and any other Olympic cultural events that Culver City puts on.

Jim Clarke, Culver City Foundation, discussed the non-profit created for the Centennial Celebration and he felt it was doable for the community to raise the money to support the Olympics.

Mayor O'Brien received unanimous City Council consensus to develop an MOU to create a partnership between Culver City and the Foundation for programming and fundraising.

Jeannine Wisnosky Stehlin with one minute ceded by Jack Stehlin, expressed support for a NZHH; encouraged the City to think big, forward, friendship, the arts, and economic opportunities; discussed igniting beyond the Olympics; making important and impactful connections; her decades of theater experience and event producing; large-scale fundraising; confidence that the partnership can be a success; putting Culver City in the international spotlight; the chance to prove that Culver City is the place to be; resulting publicity that could never be generated on their own; giving people a reason to come to Culver City; creating cultural experiences for the community and for Los Angeles neighbors; she felt that having a NZHH would elevate Culver City's identity as a City of arts and innovation and energize downtown businesses, creating sustained energy before, during, and after the games; noted the persistence of New Zealand in partnership with Culver City; and she urged the City Council to vote yes and welcome the world to Culver City.

Greg Maron thanked the City Council for taking up the issue; discussed changes over the past three weeks; cost sharing indicating that everyone would contribute together; contributions from the private sector; using the model for the next three years as the situation evolves; a potential open streets event; public/private partnership; and enthusiasm from the fundraising team.

Darrel Menthe, Downtown Business Association (DBA) with one minute ceded by Kevin Lachoff, expressed support for the NZHH; discussed short-term economic benefits; the opportunity to make an Olympic legacy for Culver City for the next century; the priceless gift; additional costs during the Olympics whether New Zealand comes or not and without the economic benefit; the choice between having economic benefit and a legacy or not; he thanked everyone for their work on the matter; and asked the

City to make the right choice to welcome New Zealand.

Cindy Bailey urged everyone to vote to support the item; discussed continued benefits experienced by Utah from the winter Olympics in the 1990s; making Culver City known throughout the world; and she asserted that Culver City would see income for decades.

Denise Neal reported speaking with her contact at the trillion dollar hedge fund that wants to invest in Los Angeles; questioned what Culver City wanted to do; discussed the need to ensure that hospital and emergency management infrastructure is strong; and implementation of the multi-agency substations in the Expo area and Fox Hills.

Ross Piro expressed strong support for the item; discussed the declaration about the importance of arts and culture in the health of the City; bringing a unique perspective from the other side of the world; boosting the Culver City economy while showcasing Culver City to the world; and he asked the City Council to vote in support of the item.

Ken Mand thanked the NZOC for believing in Culver City; discussed the opportunity for Culver City to shine on the global stage; paving the way for many more countries to want to come to Culver City during the Olympics; building togetherness across the entire City; and he asked the City Council to approve the term sheet.

Travis Morgan indicated speaking on his own behalf; expressed support for the item; discussed the vibrant car-free area in Olympic Square for the 2002 Salt Lake City Olympics; excitement about creating a similar event in Culver City; appreciation to staff for their efforts; thoughts for additional revenue; and significant sources of revenue with the Car Show and the Pride Ride.

Jeff Cooper was called to speak but was not present in person or online.

Alexey Steele, former Culver City Artist Laureate with one minute ceded by Heather Moses, discussed his excitement about the unique opportunity for Culver City to become an official part of the global Olympic community; discussed global recognition for the unique outsized role of arts and community and the Creative Economy in Culver City; profound implications for hosting a NZHH in the City; democratic values and

traditions; and he indicated that he did not know a single person who is not excited about the honor of hosting part of the Olympics.

Brooklynd Flowers was called to speak but was not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation to the speakers and to staff for their efforts; moving forward responsibly; cost-cutting; the revenue-generating opportunity; the cap on expenses; the fundraising plan; a suggestion to return with a contingency plan for if costs go over budget; creating incentives not to go over budget; support from the business community; the massive infusion into the small business community; money from the City into one neighborhood; creation of an MOU; the fundraising plan; Open Streets; transparency to the public regarding City investment; involvement of other countries; outreach; potential interest in other neighborhoods; subcommittee consideration about next steps and public involvement; and clarification that the subcommittee meetings are not open to the public.

Additional discussion ensued between staff and Council Members regarding concern with the outcome of the last meeting; acknowledgement of budget concerns; the \$75,000 contingency budget; the ability to downsize or adjust if necessary; money to be spent on the Olympics regardless; reallocation of funding for summer events in 2028; appreciation to the Culver Arts Foundation for their support and to the Mayor and Vice Mayor for their leadership and work on the item; sponsorship opportunities; the ever-evolving project and partnership; opportunities that will come up for funding from the federal government; California Office of Emergency Services; and grant applications for cities impacted by the Olympics.

Jason Sims, CCPD Chief, discussed the Asset Forfeiture Fund that can be used for Capital Expenditures related to equipment needed for security measures for the Olympics; personnel costs; estimates in the staff report; and other costs related to the Olympics.

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

1. APPROVE AN AGREEMENT WITH THE NEW ZEALAND OLYMPIC COMMITTEE FOR EXCLUSIVE USE OF TOWN PLAZA DURING THE 2028 OLYMPICS FOR A NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE, AS REFLECTED IN THE

TERM SHEET ATTACHED TO THE STAFF REPORT; AND,

2. DESIGNATE THE NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE AS A CITY-SPONSORED SPECIAL EVENT; 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.

Nicki Nichol, NZOC, thanked the City for the partnership and spirit of the decision made; acknowledged community support received; discussed the commitment to work in partnership and building a deep relationship; the legacy for everyone; and she thanked Culver City for trusting them.

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Item PH-1
(Continued)

CC - (1) FOUR-FIFTHS VOTE REQUIREMENT: Adoption of an Urgency Ordinance that Amends the California Building Code and the California Fire Code Section 1006.3.4 to Allow a Single Exit Stairway in Residential Buildings up to Six Stories in Height; and (2) Adoption of a Resolution of Express Findings Pertaining to Local Climatic, Geological or Topographical Conditions

Christina Burrows, Assistant City Attorney, discussed revisions to the ordinance including adding in the ordinance number; adding the word urgency to the title; elimination of references to side setbacks on page 4 of the recitals; including a reference to front and rear access for aerial ladders; elimination of the recital for a mandatory vestibule next to the stairway; inclusion of language for buildings of five or six stories; inclusion of the LCI requested amendments; added clarification that all stories must be served by the elevator; clarification that the same amendment regarding the elevator is included in Section 2 on page 10; and inclusion of amendments that were read into the record during the staff presentation.

Council Member Fish received clarification that language was not pulled from a previous ordinance.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION

OF EXPRESS FINDINGS PERTAINING TO LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

Christina Burrows, Assistant City Attorney, noted that she would get the Mayor's signature at the end of the meeting so they would be able to file the ordinance.

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Item A-2

CC - Discussion and Direction on (1) an Eviction Moratorium; and/or (2) a Pause on Rent Increases; and/or (3) a Rental Assistance Program, All for Persons Impacted by Recent Immigration Enforcement Actions

Shannon Louis, Rent Stabilization Coordinator, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation to staff and Council Members for their work; Measure A funding in C-13 that was pulled from the agenda; looking at whether the money had been incorporated into the current year's budget; guidance on how the money can be spent; impact on current programs and services; eligibility for both the county and the City program; the program still being created by the county providing \$2,500 per month for up to a six month maximum not to exceed \$15,000 that may prohibit participation in more than one program; providing supplemental support; higher cost of living in Culver City; the model being used by Santa Ana; county guidelines during COVID-19; data on eviction notices for 2024 to 2025; and clarification that no inquiries for assistance have been received.

Council Member Fish exited the dais.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Joseph Ramos, Apartment Association of Greater Los Angeles; asserted that the proposed eviction moratorium and rent freeze were unnecessary, overly broad and unfair; discussed lack of evidence that Culver City renters are being detained and deported; public sources indicating that most Culver City residents are US citizens or have legal documentation; concern with extending benefits to every renter regardless of impact;

placing financial burden on housing providers; unsustainability for mom-and-pop owners; rising costs for owners; housing providers that exhausted savings during the pandemic due to unpaid rent; forced sales that reduce the affordable housing supply in Culver City; he proposed targeted rental assistance limited to low income households that can document hardship based on detainment or deportation to ensure help reaches those in need without devastating the rental housing community; a similar program being considered by Los Angeles; he asked that housing providers not be singled out to carry the burden; and he urged the City Council to vote no.

Leah Pressman was called to speak but was not able to unmute herself.

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

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

Ron Ostrin with one minute ceded by Leslie Ostrin, asserted that the item was a solution looking for a problem that did not exist; felt that the action would hurt the people more than doing nothing would; discussed a lawsuit regarding physical taking with the eviction moratorium; spending valuable staff time to craft difficult legislation; the pattern of treating everything as an emergency but not taking the time to get the facts to make an important decision; money spent on the housing project; creating more tension for the population they are trying to protect; concern with ICE coming down on Culver City; and he asked the City Council to stop.

Leah Pressman was called to speak but was not able to be heard.

Ben Parnas was called to speak but was not present in person or online.

Meg Sullivan with one minute ceded by Steve Roe, indicated being a local housing provider; she did not think that they would be impacted by the situation but felt that two of the three proposed measures could have negative consequence for the landlords and for the tenants; stated that the solution was rental assistance; felt Culver City had done the right thing in letting the county step up; discussed allowing the county solution to stand and address the issue; having a solution without burdening the General Fund reserve; she stated that a third eviction

moratorium in five years would be terrible to owners; and she reported that the county would be considering a moratorium.

Council Member Fish returned to the dais.

Discussion ensued between staff and Council Members regarding data on the number of notices of terminations from January 1, 2024 to September 1, 2024 and January 1, 2025 to September 1, 2025; the majority of the notices from one property in Culver City; resources from Measure A; supplementing what LA county is considering; looking how to help people who are most impacted; providing direction to better protect tenants in Culver City; vulnerability created by eviction; value in taking care of targeted neighbors; ICE activity in and around Culver City; requests for support; impacts to the community; appreciation for the quick response to the data request; number of inquiries typically received; level and type of interaction with the City; ways people can get questions answered without coming in person; requests for assistance for regular housing programs; requests from unhoused individuals; lack of requests for people impacted by immigration enforcement; the reality of the population; people who are afraid to seek help from a governmental agency; partner agencies who have reported the same situation; people who have gone underground; difficulty ascertaining the situation; resources set aside for legal support; outreach; staff efforts to establish contact with ImmDef; money provided to the Y; support for allocating a small amount for a rental assistance program; the need to work with a partnership organization; proof of eligibility; concern with having information be traceable or subpoenaed; use of a signed statement attesting to eligibility vs. keeping a copy of the paperwork; options provided for the program; third party verification; active harm that is happening in the community; creating and implementing a narrowly tailored program with a report back; eligibility verification; moving on to a different partner if ImmDef does not communicate with the City by the next meeting; unprecedented times; finding ways to support neighbors in need; and agreement that if support is not needed, money reverts back to the City.

Additional discussion ensued between staff and Council Members regarding allocation of RPHP funds that can be used to support emergency rental and flexible financial assistance; policy decisions to be made around program implementation; deferring the matter to the Housing and Homelessness Subcommittee; the priority to keep people housed; determining where Measure A funds have been allocated; procedures for working with a third

party; requirements for disbursing funding through an agreement; income criteria; and reducing harm to communities that are under stress.

Further discussion ensued between staff and Council Members regarding lack of information regarding eviction outcomes; money approved and available for Culver City residents to access; the need to support mom-and-pop landlords and protect families from displacement; not letting immigration enforcement tear families apart; housing insecurity; support for housing assistance; alleviating fears by putting general funding toward rental assistance; including recent loss of job to requirements; collecting information on why people were seeking support; use of a grass roots non-profit to determine eligibility; impacts of immigration enforcement; Housing and Urban Development (HUD) requirements that a third party non-profit determine eligibility; the need for direction on maximum allowable grant and length of assistance with parameters defined to develop a program; waiting for the county to understand the unknown variables; the COVID program; the Section 8 program; the Rental Assistance Program (RAP) funded through Redevelopment Agency funds; important information to know in order to move forward; the timeline for launch and development of the county program; rental assistance that helps landlords; the City budget; distribution of money to the legal aid fund; use of funding as needed; and ensuring that money is not misspent.

Discussion ensued between staff and Council Members regarding using money available from the COG (Council of Governments) as a replacement for General Fund monies rather than a supplement; being clear as to the best source of funding; maximum award per household; duration of the award; concern with delaying the item by sending the matter to the Subcommittee; latitude that can be given to staff to develop parameters; the goal to determine specific community needs; staff to return with information from the non-profit; measuring community demand; starting with a lower figure while need continues to be assessed with information from partners; working with a non-profit to attest the need from the community member; feedback regarding level of need; working to support community members; a budget amendment necessary to fund the item; staff agreement to bring back a budget amendment and information regarding Measure A funds at the October 13 meeting; limiting the amount to \$1,000 per person, per month for up to six months; per adult vs. per household; average rents in Culver City; multi-family households; building in guardrails; allowing up to two per household; providing relief and support for those who need it

while providing accountability and transparency; applications by owners and renters; eligibility qualifications; residency requirements; and bringing back Measure A information as soon as possible.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: PROVIDE DIRECTION ON A RENTAL ASSISTANCE PROGRAM FOR PERSONS IMPACTED BY RECENT IMMIGRATION ENFORCEMENT ACTIONS ALLOCATING \$50,000 FOR SIX MONTHS TO PROVIDE \$1,000 PER PERSON, 18 AND OVER PER MONTH, COLLABORATION WITH A NON-PROFIT AGENCY TO DETERMINE NEED WITH AN 80% AMI INCOME ELIGIBILITY REQUIREMENT, AND A REQUIREMENT THAT PARTICIPANTS MUST BE A RESIDENT OF CULVER CITY WITH THE SOURCE PRIORITIZING MEASURE A FUNDS OVER THE GENERAL FUND.

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Item A-3

CC - (1) Update on and Discussion of the Fox Hills Specific Plan, Continued from April 28, 2025; and (2) Direction to the City Manager as Deemed Appropriate

Vice Mayor Puza and Council Member McMorris indicated needing to recuse themselves from the item due to a potential financial conflict and they exited Council Chambers.

Council Members reported that their screens were blank.

Mark Muenzer, Planning and Development Director, introduced the item; noted that Advance Planning Manager Troy Evangelho was attending the California State Planning Conference where Culver City won its fifth award for General Plan 2045; discussed the Lights, Camera, Housing presentation; he noted that the work of staff and the City Council was being recognized regionally, statewide, and nationally; he introduced the consultant team; discussed the agenda for the presentation; noted it was the first conversation with the City Council regarding the Fox Hills Specific Plan; discussed adoption of General Plan 2045 and the new zoning code; transition of the Fox Hills neighborhood into a mixed-use community with additional residential units; more planning required to manage the transition; the General Plan process; areas that can support mixed-use higher density; the strategy to meet Housing Element goals and RHNA (Regional Housing Needs Assessment) requirements; and items to consider during the discussion item.

Shruti Shankar, Studio 111, provided a presentation on the Fox Hills Specific Plan; discussed specific plan goals; the timeline; community feedback received so far; plans to build on ongoing efforts; community support for improvements that enhance safety and create better connectivity; support for greening and landscape strategies relating to mobility; parks and amenities; support for gathering spaces and preservation of existing mature trees; creation of a preferred vision for the neighborhood; feedback from the Planning Commission; and the need for Council direction on key topics.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

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

Judi Sherman noted that one of the reasons for the plan is to address density created if all the proposed housing is built in Fox Hills; discussed 3,000 units proposed by 5 developers; lack of equitable distribution of housing in Culver City; the City-created problem of density in Fox Hills; amenities; the 100-unit per acre density designation in the densest residential area in Culver City; people with a vested interest who are left to make the decisions; the two recused Council Members; absence of a discussion to amend the Housing Element to decrease the density; lack of trust in the City in Fox Hills; developer propaganda; and minimizing the density with misleading information.

Deborah Wallace expressed concern with the plan to place most affordable housing in Fox Hills; discussed fairness; the most density populated area in the City; strained infrastructure; overcrowded schools; racial diversity; the less dense white area of the City that is protected from any similar burden; value placed on neighborhoods; consistent mistreatment of the neighborhood; the plan as creating more problems than it solves; creation of environmental risks; isolating families from opportunities; and she noted that they were asking for fairness.

Travis Morgan echoed previous concerns expressed about equity across Culver City; discussed the requirement from the state of California to affirmatively further fair housing; the need to reverse patterns of segregation; wanted to see direct equity as the Hayden Tract plan comes forward; concerns about the nearly

forced recusals of two Council Members; minimal financial conflicts; support for the three goals proposed; he proposed a Transit Oriented District (TOD) around the Transit Center; discussed the planned subway from the valley to LAX; encouragement to Metro to not use competing alignments; strong support for a community center; and he suggested zoning parcels for a community center to make future processes easier.

Michelle Playford was called to speak but was not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation for the work done on the item and for community feedback received; empathy with comments regarding the amount of density placed in the neighborhood as opposed to others; support for SB 79 to help right some of the wrongs and share the housing burden more equitably; the relationship between density defined in the Specific Plan and what goes into the Housing Element; drafting of the Housing Element; General Plan designations and zoning densities that flow from the adopted Housing Element; codification of densities in the General Plan; adoption of densities in the General Plan zoning code; the opportunity to revisit densities in the Fox Hills neighborhood and adjust them; required modification to other documents if changes are made; the Adequate Sites Inventory List; changing mixed-use medium to mixed-use high; the need to make changes to density in other areas in Culver City; the need for approval of any amendments made to the Housing Element by the state; the change from 57% to 82% of Culver City being zoned for housing; appreciation for the work of staff to bring items for consideration to allow more housing; leveraging state law to create more housing; waiting three years; addressing the question of equitable distribution in the next Housing Element; making policy decisions to address issues in the meantime; concern with increased traffic related to development in Fox Hills; corporate campuses and office space; and taking advantage of underutilized parking.

Shruti Shankar, Studio 111, discussed utilization of a pooled parking strategy; complementary uses; sharing resources; and additional study.

Additional discussion ensued between staff and Council Members regarding feedback from Fox Hills residents; empty parking spaces in office parks; support for paseos; development of the underutilized Fox Hills Transit Center; zoning in the current Housing Element; activating resources for new residents;

providing a convenient way for people to live; enhancing walkability; slowing cars down; making the area more friendly to pedestrians; and continued development toward mixed-use.

Further discussion ensued between staff and Council Members regarding support for comments from Mr. Morgan regarding the transit stations; investigation of the ramifications of reducing density; the difficulty of making changes; exploration of creating an overlay district; the proposed community center; opportunity for willing sellers; the desire to increase park space and add parking for the park along with a community center; zoning implications; difficulty downzoning from residential to something else; required revisions to the Housing Element and zoning code; acquisition of parcels; City use of its own property that might not have to comply with zoning; exploration of feasibility; Quimby fees coming in; sending impact fees toward parks; welcoming new developments that are going into Culver City vs. the wall of new developments between Venice and Rose without a lot of greenspace; private property open to the public; added greenspace; housing being provided on Overland that does not provide amenities for the neighbors; creating a cohesive, protected neighborhood; increased walkability with breaking up large blocks; density adjustments; adding density to the Hayden Tract; and looking back at Fox Hills.

Discussion ensued between staff and Council Members regarding approval of the Housing Element in 2022; an area around Uplander and Bristol limited by the zoning code to 56 feet in height; hospitality and hotel uses that have positive revenue impacts to the City; the upcoming hotel and hospitality land use study; areas not limited by the referendum; pipeline projects; publicly accessible private space; the Uplander project; the ordinance in 1990 that capped the height limit in most areas to 56 feet tied to certain zoning districts that have changed into other things; the significant economic impact of hotels; community input; residential developments making use of density bonuses to exceed the height limit; exploration of allowing height increases for hotel uses; the Hayden Tract; potential building renderings available on the website; incentivizing the construction of hotels by allowing for more height; areas that are not restricted by the 1990 ordinance; the amount of General Fund revenue that can be generated from one hotel; and the importance of community input.

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CC - (1) Discussion and Direction Regarding the Feasibility of Implementing a Lobbyist Registration Program and Further Research Regarding Potential Costs, Staffing Needs, and Other Information Needed to Determine Whether to Establish an Ordinance to Require Registration of Lobbyists; and (2) (If Desired) Creation of an Ad Hoc Lobbyist Registration Subcommittee and Appointment of Two Council Members thereto, to Work with City Staff to Develop Program Guidelines and Content for a Lobbyist Registration Ordinance

Vice Mayor Puza and Council Member McMorris returned to the dais.

Jeremy Bocchino, City Clerk, apologized that issues with the monitors were not able to be addressed; noted that the contractor had been contacted; and provided a summary of the material of record.

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Jeannine Wisnosky Stehlin with one minute ceded by Jack Stehlin, noted that lobbyists might not want to register; stated that she had advocated for a registry for a while; discussed hearing many Council Members call for transparency and accountability; benefit to community members; she felt everyone deserved to know who was seeking to influence policy, on whose behalf, and with what resources; she pointed out that all the other cities in the Westside Cities Council of Governments (COG) have registration; discussed the current situation where Culver City has no system of tracking and registering lobbyists; the weakened position of Culver City as a regional partner; Los Angeles leaders who have reported that special interest groups are encouraged to come to Culver City as a testing ground because there are no disclosure rules; protecting the future by ensuring the public always has the right to know who is trying to influence the government; and she encouraged having lobbyists sign in at the front door.

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

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

Discussion ensued between staff and Council Members regarding support for increased transparency; ensuring that grassroots organizations are not punished; the Governance Subcommittee; efforts on election reform; big money interest in local elections; lack of transparency around who is funding political advertising; groups trying to influence Culver City; looking at a larger suite of reforms; support for continued work on the item; and remanding the matter to the Governance Subcommittee.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; hearing items earlier in the evening when more community input can be received; support for alignment with neighboring cities; public trust; influence on public decision making; clarifying relationships; support for sending the matter to the Governance Subcommittee to examine potential costs, staff impacts, enforcement needs, and cost recovery options; support for looking at what Westside COG cities are doing; intentionality with finding the lobbying groups; and a suggestion to look at registries of other cities.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO PUT TOGETHER REPORTS TO REMAND EXAMINATION OF THE FEASIBILITY OF IMPLEMENTING A LOBBYIST REGISTRATION PROGRAM TO THE GOVERNANCE SUBCOMMITTEE FOR REVIEW AND DETERMINATION OF NEXT STEPS.

Jeremy Bocchino, City Clerk, referenced a comment from Jeannine Wisnosky Stehlin about previous discussion of lobbying noting that the City Council discussed the item in 1993 but nothing was ever done about it.

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Public Comment - Items Not on the Agenda (Continued)

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal discussed the recent closing of Transitional Age Youth Housing for insurance reasons; asked about agendizing creation of a pilot program to help with transition to permanent housing and a career path; discussed creation of a housing program with low market rate units in each building fixing rates to the unit, not a voucher; she asked about building out short-

term leases; discussed a potential hotel strike during the Olympics; and the need to protect what may be lost in terms of TOT (Transient Oriented Tax).

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Items from Council Members (Continued)

None.

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Council Member Requests to Agendize Future Items

Council Member Fish asked if the Olympics Subcommittee would discuss creating an incentive not to go over budget.

Vice Mayor Puza received unanimous City Council consensus to agendize consideration of amending the film ordinance to allow filming on private property without a permit.

City Council consensus was achieved on the following items:

- request by Jonathan Weiss of Westwood Greenway to discuss legislation for public greenway native plantings and send to Sustainability Subcommittee (O'Brien)
- consideration of developing an MOU to create a partnership between Culver City and the Culver Arts Foundation for Olympics programming and fundraising (O'Brien)
- request for the Olympics Subcommittee to discuss creating an incentive not to go over budget and align with stakeholders as the Next Steps for the Olympics (Fish)
- consideration of amending the film ordinance to allow filming on private property without a permit (Puza)

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Adjournment

There being no further business, at 1:26 a.m., Tuesday, September 30, 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 regular meeting to be held on October 13, 2025.

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

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

Date: _____