

OFFICIAL MINUTES

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

March 9, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 5:34 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

*Council Member McMorris joined the meeting at 5:35 p.m.

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Closed Session

Mayor Puza invited public comment.

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

At 5:35 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Legal Counsel - Anticipated Litigation
Re: Significant Exposure to Litigation (1 Item)
Pursuant to Government Code Section 54956.9(d) (2)

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CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: City of Culver City, etc. v. United States Department of Transportation ... Federal Aviation Administration, et al.
Case No. 24-2477 (Consolidated with Case No. 24-503)
Pursuant to Government Code Section 54956.9(d) (1)

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Reconvene

The City Council reconvened at 6:51 p.m. for Recognition Presentations with all members present.

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Recognition Presentations - 6:30 p.m.

CC - A Proclamation Designating March as Women's History Month 2026

Council Member McMorrin presented the proclamation designating March as Women's History Month 2026.

Candance Simmons, All That and More Boutique, expressed gratitude for the proclamation; discussed honoring the courage, creativity, and resilience of women who lead, build, and uplift others every day; collaboration with leaders and small businesses; she encouraged people to show up and join the Chamber of Commerce in honoring women at the 10th Annual Women in Business Luncheon on March 13; invited everyone to join a panel discussion on March 26 at the Los Angeles Outpatient Clinic; wanted to see women continue be included in the room where decisions are made; discussed building stronger businesses, organizations, communities, and a stronger world when women lead; and she accepted the proclamation for every woman who shows up to make history in their own way.

Jeremy Bocchino, City Clerk noted the Council Member McMorrin had joined the meeting at 5:35 p.m.

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Regular Session

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

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the oral statement of Land Acknowledgement.

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Closed Session Report

Mayor Puza indicated nothing to report out of Closed Session.

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

Marc Bauer, Finance Advisory Committee (FAC), discussed the work of the Asset Ad Hoc Subcommittee to review Culver City's Real Property portfolio to determine whether City assets presented any opportunities.

Johnnie Griffing, FAC, discussed reconciliation of asset data from the Finance Department against the parcel GIS (Geographic Information System) database to develop a GIS-based interactive map; visualization of City assets; land use, zoning, and overlay zones against categorized assets; providing context to evaluate real properties systematically; review of assets for current utilization; lease obligations, housing covenants, zoning compatibility, legal or operational constraints; meetings with City departments; and he indicated that they had screened City properties in the portfolio in an evidenced-based way to identify which assets warranted a deeper review.

Marc Bauer discussed the work of staff to create a great resource for Culver City; Subcommittee findings; determination that most City property served public functions; review of a limited number of properties in greater detail; limits to redevelopment of the properties; he indicated that no properties presented clear opportunities for redevelopment or disposition without affecting essential services or existing obligations; and he noted that the lasting outcome of the effort was the GIS-based asset inventory providing a useful baseline for future evaluation and analysis.

Mayor Puza received unanimous consensus to adjourn the meeting in memory of Irene Gerety.

Council Member O'Brien discussed the successful Screenland 5K and he invited everyone to the Annual Women in Business Awards Luncheon on March 13 at the Shay Hotel with tickets at culvercitychamber.com.

Council Member McMorris appreciated being able to provide the recognition for Women's History Month; discussed Latina History Day on March 6; International Women's Day on March 8; the CPY Youth in Government Banquet she attended on March 8 with the Mayor; talented young people in Culver City representing Culver City across the state; appreciation to volunteers; and she thanked Los Angeles Magazine for honoring her as a Los Angeles Woman of 2026 noting their event on March 13.

Vice Mayor Fish echoed comments from Council Member O'Brien congratulating those who participated in the Screenland 5K; discussed upcoming workshops for the redesign of Sepulveda Boulevard; thanked Public Works staff for their efforts; reported attending a recent Elenda Tri-School Area Mobility Study meeting; noted people who tried to disrupt the meeting; and he reported that his sister and her husband had welcomed their second son, Chase, into the world.

Mayor Puza wished everyone Happy Daylights Savings Time; discussed Arts Education Month; benefits of the arts; the value of practicing the arts; gave a shout out to the Culver City High School Bagel Bytes 702 Robotics Team for their efforts and recognition in competition against other High Schools; and he reported throwing the first pitch for Opening Day of Culver City Little League.

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Information Items

Item I-1

CC - Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This Update is Made Pursuant to the Requirements of Government Code Section 8630(C) Requiring a Periodic Review of the Local Emergency)

Mark Muenzer, Planning and Development Director and Interim Housing and Human Services Director, introduced the item; discussed progress made; his focus on documenting process and workflow; creation of a spreadsheet to be provided to the new Director; the Annual Homeless Count conducted in January; and he thanked staff and the City Council for their support.

Dr. Dan Richardson, Human Services and Crisis Intervention Manager, provided department personnel updates; discussed expansion of the Mobile Crisis Team (MCT); the Annual Homeless

Count conducted on January 22, 2026; initial findings seeming to indicate reduced numbers on the street but increased numbers of people in vehicles; he displayed photographs and a video about the 2026 Homeless Count; presented data generated by the Mobile Crisis Team and contract service providers; discussed people served; the goal of providing more tracking and accountability; challenges faced by interim housing clients; the expectation that clients will work with service providers with the ultimate goal of permanent housing; and clients with mental health or medical issues, fear of being let down, and concerns with location of housing offered and cost.

Christina Stoffers-Himmelman provided an update on the City's Homeless Plan; discussed next steps; consideration of the updated plan by the Advisory Committee on Housing and Homelessness (ACOHH); community meetings; presentation at the Joint ACOHH and Standing Housing Subcommittee meeting; and the final presentation at the Joint ACOHH/City Council on May 26, 2026.

Discussion ensued between staff and Council Members regarding appreciation for the hard work; visible results of the work being done; appreciation for the detailed update in the presentation; the goal to add more KPI (Key Performance Indicators) and accountability metrics; number of people going into interim and permanent housing; breaking down the dispositions of the clients and their status; being mindful of upcoming changes at county and city levels that will have an impact; readiness for the July 1, 2026 transition; proactive outreach; the new county department; the shifting landscape; email outreach to elevate community input sessions; the regular ACOHH meeting on March 17; the in-person meeting on March 18 for community input; the virtual session on March 19; and information available on the Culver City website.

Additional discussion ensued between staff and Council Members regarding capacity of the Rodeway Inn and the Paradise Inn; the inability to share the Homeless Count numbers until LAHSA releases them; the Homeless Emergency; room for discussion; a request for follow up regarding policy direction provided at the April Homeless Emergency meeting; the Motel Master Leasing of Rodeway Inn and Paradise Inn; cost effectiveness of having the City purchase the properties; analysis included in the upcoming budget conversation; cost savings opportunities; feedback from program participants; a listening and feedback session at PHK (Project Homekey) last week allowing the residents to provide feedback to the City and Exodus staff;

plans for similar sessions at the other site; direction and consensus given at the April 14, 2025 meeting to collect data on the type of calls received by CCPD (Culver City Police Department) and direction to return with State of Emergency language including contact unhoused community has with CCPD; direction that was also given to change language to ensure placement of people before they are relocated; and appreciation for staff follow up.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza invited public comment.

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

The following members of the public addressed the City Council:

Vanessa Martin provided background on herself; discussed disappointment at the proposed In-N-Out; health and safety of children at El Rincon and those using Blanco Park; existing speeding issues; CCPD calls for increased presence in the neighborhood; the invasion of fast food in Culver City; support for a nice restaurant in Culver City; sought-after destinations that attract people from all over; support for family and locally owned businesses; and she did not want to see yet another drive through in Culver City using the neighborhood as a pit stop.

Monica Richardson distributed a letter to Council Members; discussed dedicated right turn lanes on Overland and Washington installed in 2017 as part of traffic mitigation tied to development approvals; CEQA (California Environmental Quality Act); the inability to remove required mitigation measures without a new traffic analysis; the proposal to remove lanes with the Overland project; the need for an explanation of why the taxpayer-funded improvement that was deemed essential in 2017 would be reversed less than a decade later; concern with erasing infrastructure without justification; and she wanted to see the studies provided in a timely manner.

Cynthia Miller echoed previous comments opposing the proposed In-N-Out; presented a petition with 800 resident signatures; discussed building community, not a parking lot full of idling cars; Blanco Park residents opposed to the project that deserve

to be heard; and she asked In-N-Out to stop pursuing the idea and to stop squandering the goodwill by forcing a location that is bad for the community.

Roberta Flusser provided background on herself; expressed opposition to the Sepulveda/Overland project as proposed; questioned who the stakeholders were that were in support of the project; noted that Carlson Park residents were opposed to the changes in the traffic pattern; asked whether an environmental study had been done; and she wanted the City to take input from all residents.

Ronald Ostrin welcomed Odis Jones as the new City Manager; discussed concern with the fiscal sobriety of the City Council; substantial spending; commitment of \$1.2 million for the project; he asked the City to slow down and find out where there is community buy-in; noted that the project would prevent Access Transportation for seniors to drop off as there will be no place to park; wanted the City to focus on basics like pot holes, sidewalks, and public safety; he observed that the economy was uncertain; and he was concerned about causing future financial difficulties for the City.

Faith Rodriguez expressed concern with removing street parking on Overland Avenue; discussed data in the Bicycle and Pedestrian Action Plan (BPAP) indicating that 78% of residents commute by driving; impacting for a small percentage of users; concerns with increased congestion and drivers circling the neighborhood looking for parking; more pollution and traffic; community; the need to support small businesses that provide culture and diversity; loss of business if people cannot park; serious equity concerns; more affordable homes in apartment buildings on Overland; the burden on renters and working class residents when parking disappears; safety; asking residents to park further away and walk distances late at night; lack of safety in a city with a history of exclusion; and she wanted to see transportation planning for the entire community not just a small group.

Joy Rodriguez asked the City Council to reconsider the bike/bus lanes and removal of parking; discussed increased traffic on Culver Boulevard; opposition to proposed changes on Overland, Sepulveda, and Elenda that make things harder; and assertions about Council Member O'Brien's conflict of interest while Vice Mayor Fish works for the county.

Rebecca Rona Tuttle spoke representing the Equity and Human

Relations Advisory Committee (EHRAC), encouraged residents to nominate people for the 2026 EHRAC Award; discussed the nomination deadline on April 12, 2026; honoring award recipients; highlighting the importance of equity, diversity and respect; the importance of healthy relationships; recipients; medallions; the four recipient categories; the nomination form on Culver City website; and she presented the flyer noting they were available at the back of Council Chambers.

Brian Bianchetti, Made In LA, provided background on the organization; requested that the City Council agendaize consideration of non-financial sponsorship of their event; discussed the event; and promotion of the June 27 event.

Discussion ensued between Mr. Bianchetti and Council Members regarding unanimous consensus to agendaize consideration of a sponsorship; potential conflict with Culver City Pride; and Mr. Bianchetti indicated that they were open to other dates

Renee Bos provided background on himself; discussed support for biking; the number of people who ride bicycles for transportation in Culver City; concern with proposed removal of parking; health issues and challenges walking to his car; his need for parking; the previous project that was a nightmare; he questioned who benefitted from the changes; expressed concern with fire and police; and he asked if those in support of the changes ever drive down Overland during rush hour.

Melissa Sanders discussed fiscal responsibility; Jubilo Village; recent meetings she attended; statements by the consultants indicating a lack of data to support a protected bike lane on Elenda; asked the City Council to get police and fire involved in any plans to change the streets; and she asserted that Culver City would be sued if they slow response times.

Marci Baun indicated being a PRCS (Parks, Recreation and Community Services) Commissioner speaking on behalf of herself; asked Vice Mayor Fish to recuse himself from anything that has to do with transit or transportation; discussed his LinkedIn page; FPPC (Fair Political Practices Commission) rules; conflict of interest; removal of lanes and parking to the detriment of residents; and she presented her information to the City Clerk.

Anthony Burnett voiced opposition to the development of In-N-Out in the Blanco Park neighborhood due to impacts on the health

and safety of the community, the school, and the park; discussed increase in pollution related to idling vehicles; studies suggesting safe distances that cannot be accommodated; concern with a steady block of vehicles idling all day; the project as contrary to the intentions of Culver City; increasing congestion; and he asked that the CUP (Conditional Use Permit) be denied and a pedestrian friendly business be supported instead.

Debbie Gambino reported attending the Mobility presentation at the Senior Center; discussed lack of trust in the information as stated since data from Saturday and Sunday had not been included; changes being proposed to the major thoroughfare; concern with harming small business who did not even know about the project; ineffective outreach; the need to accommodate cars; congestion on Culver Boulevard that was a disaster; parking removed that is needed to patronize businesses; potential conflicts of interest; and she questioned why the City Council was not representing resident interests.

Marta Valdez reported attending recent meetings including Mobility Subcommittee meetings; encouraged everyone to attend the Mobility meetings; discussed danger with bicycles vs. vehicles; provided CCPD data from 2020-2025 on vehicle vs. bike incidents; and she asserted data mattered and she did not want parking and curb access removed on a working corridor.

Polly Auritt spoke in opposition to the Costco parking lot gas station issue.

Jeremy Bocchino, City Clerk, indicated that public comment period was for addressing Items NOT on the Agenda.

Jack Galanty discussed concern the recent Tri-School meeting; increased levels of anger directed at public officials that host meetings; swearing; people who do not show up to meetings anymore because they feel unsafe; the importance of allowing people to feel heard and not scared to share how they feel; curb cuts and other accessibility features that improve the lives of community members; being mindful of disabled people and those with strollers; and concern with discounting lived experiences and how people get around Culver City.

Council Member McMorris asked to have a conversation about Code of Conduct; discussed lack of control over what people say when they come to the dais; a suggestion to read language at community meetings as a good rule of thumb; people who do not come to

speaking because they do not feel safe or comfortable; incorporating level-setting; and asking people to treat the space with the level of respect people deserve.

Discussion ensued between staff and Council Members regarding a statement that was read at the meeting; staff agreement to distribute statements to all the other bodies; the partnership between staff and the Chair to run meetings; the importance of naming what is happening; acknowledgement when people violate the Code of Conduct; reminding people; the meeting that was interrupted by one or two people who were present to disrupt; lack of a way to stop the disruptions; people who were present to try to learn and provide input; concern that part of the time was wasted due to the disruptions; the need for someone to enforce the Code of Conduct; support for having someone who can explain protocol and enforce it; allowing everyone to participate and learn; the importance of providing safe, comfortable spaces; voicing of concerns; the inability to get into a discussion of the non-agendized topic; staff agreement to work with the City Clerk to identify ways to make meetings feel like a safe space; providing trainings on how staff can feel confident and navigate disruptive members; a request for an update to the City Council when everyone has been provided with statements; and providing uniformity by ensuring meetings operate with a tone that is consistent with City Council meetings.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MARCH 9, 2026.

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Order of the Agenda

Mayor Puza indicated that Item C-12 had been pulled from the agenda.

Jeremy Bocchino, City Clerk, reported that Item A-2 would not be heard and would be rescheduled to another date.

Council Member O'Brien exited the dais.

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Consent Calendar

Jeremy Bocchino, City Clerk, read a statement on Item C-12 from the department regarding removal of the authorization of an application for up to \$4 million in urbanized area formula grant discretionary funds for Culver City Transit Center improvements at the Westfield Culver Center from the agenda indicating that the team had determined that the Transit Center proposal did not yet meet project-ready threshold requirements for the grant so staff would continue to work on the design, environmental documentation, and a formal agreement with the mall to be prepared for future grant funding cycles.

Mayor Puza invited public comment.

The following members of the public addressed the City Council

Philip Lelyveld spoke on Item C-4 noting that the description was generic; discussed other cities doing the same type of the thing; stated that the company being chosen was credible; he asked that the person managing the project provide additional information or a link so that people can understand what is being proposed; and he expressed support for C-8 to fund the AI on the Lot event.

Council Member O'Brien returned to the dais.

Council Member Vera exited the dais.

Ronald Ostrin, with one minute ceded by Leslie Ostrin, felt that Items C-7 and C-9 should have been placed on the agenda not on the Consent Calendar; discussed the unpopular project with the residents that he felt was reminiscent of the Move project; felt the project would hurt the working class and was an elitist thing to do; discussed people who live in multi-family housing who need street parking and have to commute; a conflict with one of the Council Members in the majority; insensitivity to residents; a Council Member with an outside agenda; money spent; he asserted Culver City would go broke and money would have to be spent to unwind the project; wanted to see financial sobriety; asked the City Council to work for the residents and working people in Culver City; and he indicated that they could not afford a City that does not work for the working people.

Council Member Vera returned to the dais.

Rosalind LaBriola spoke on Item C-9 requesting that major changes for Better Overland and Sepulveda be put on hold until a vote of residents is taken; discussed concern that major affects to the entire City would be chosen by a few; asked that the \$700,000 proposed for the on-call professional services agreement with Kimley-Horn and Associates and the additional \$69,000 for Public Works not be authorized for Phase 2 of Better Overland; discussed the budget crunch; concern with spending a large amount of money on changes that the majority of residents do not want; indicated being a stakeholder in the Better Overland Project; discussed numerous planning meetings; she questioned who the stakeholders were that staff asserted want the changes and who was majorly influencing decisions being made; and she thanked Mayor Puza for watching the speakers when they speak.

Melissa Sanders discussed Items C-6, C-7, and C-9 noting that she did not want to see money wasted; people who use sidewalks; support for putting money toward improving sidewalks; and she asserted that the majority of the community did not want bike lanes but would use sidewalks.

Marci Baun indicated speaking on behalf of herself; discussed Items C-6, C-7, and C-9; the promised Q&A at the Tri-School meeting that did not happen; suppression of the First Amendment; vitriol and foul language used in the past; restraint; loud opinions; the fiscal structural deficit; concern with spending more money on projects not supported by 98% of the residents; she wanted to see money spent on current infrastructure; discussed streetlights out on the east side of Overland; dangerous buckling sidewalks around Veterans Park; and she asked that money be spent to fix sidewalks rather than on something no one wants.

Bryan Sanders was called to speak but could not be heard.

Jack Galanty discussed Item C-7 expressing support for Alta Planning and their community outreach, well-run meetings, and their work to educate the community; discussed riding his bike through Culver City; indicated support for Item C-9 as he felt the Better Overland project would improve the street as a thoroughfare for the City; and stated that Free Fare Days in Item C-11 would attract new people to the bus and bring the community together.

Bryan Sanders discussed Item C-7 noting potential bias with the

focus of Alta Planning on bicycle advocacy; concern with spending so much money to update the BPAP during the severe deficit; questioned why the Plan needed to be updated when it had not yet been fully implemented; and, regarding Item C-9, he questioned why Sepulveda, Overland, and Elenda would be changed when data in the major study indicated that there were not that many bike riders.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for February 14, 2026 to February 27, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR FEBRUARY 14, 2026 TO FEBRUARY 27, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Special City Council Meeting Held on February 14, 2026 and Regular City Council Meeting Held on February 23, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING HELD ON FEBRUARY 14, 2026 AND THE REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 23, 2026.

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Item C-3

CC - Adoption of a Resolution Amending the Records Retention Schedule for the City of Culver City, Authorizing Destruction of Certain City Records in Accordance with the Amended Retention Schedule, and Rescinding Resolution No. 2024-R063

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AMENDING THE RECORDS RETENTION SCHEDULE FOR THE CITY OF CULVER CITY, AUTHORIZING DESTRUCTION OF CERTAIN CITY RECORDS IN ACCORDANCE WITH THE AMENDED RETENTION SCHEDULE, AND RESCINDING RESOLUTION NO. 2024-R063.

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CC - Approval of an Agreement with Madison AI for Artificial Intelligence Solution Package including Administration + Governance, Community Development, Procurement & Contracts, and Public Records Request - Management & Fulfillment for a Not-to-Exceed Amount of \$65,000

Discussion ensued between staff and Council Members regarding ensuring that due diligence is done and that AI does what it says it does; looking at cross-departmental improvements and increasing staff efficiency; data-governance; benefits in the Public Records Act (PRA) area; return for the cost; showing measurables as things get going; ensuring that a human being would be double checking; concern with the propensity for false information; transparency and oversight by a person; review by the City Attorney's Office; the City's AI policy; a suggestion to place the AI policy on the City website; the administrative policy that would not come before the City Council but would be available to the public; internal training on the use of AI; outward facing training on ethical and effective use of AI for the community; community outreach; misunderstanding and misuse of AI; and the importance of letting the community understand that there are guardrails.

Erica Olsen, Madison AI, noted that the Culver City specific AI policy is built into the platform; discussed the closed platform; clear audit trails; visual traceability; plans to ensure staff is trained; and safety and security.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH MADISON AI FOR AN ARTIFICIAL INTELLIGENCE SOLUTION PACKAGE INCLUDING ADMINISTRATION + GOVERNANCE, COMMUNITY DEVELOPMENT, PROCUREMENT & CONTRACTS, AND PUBLIC RECORDS REQUEST - MANAGEMENT & FULFILLMENT FOR AN AMOUNT NOT TO EXCEED \$65,000; 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:PA - Approval of an Amendment to the Existing Agreement with Walker Consultants to Conduct a Parking Fee Study related to the City's On-Street Meters in an Amount Not-to-Exceed \$47,500 as Allocated in the Revised Budget for Fiscal Year 2025-2026

THAT THE CITY COUNCIL AND PARKING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING AGREEMENT WITH WALKER CONSULTANTS IN AN AMOUNT NOT-TO-EXCEED \$47,500; AND,
2. AUTHORIZE THE CITY ATTORNEY/PARKING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - (1) Award of a Construction Contract to American Civil Constructors West Coast LLC as the Lowest Responsive and Responsible Bidder, in the Amount of \$634,000 for the Overland High Friction Surface Treatment Project, PS027; (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$95,100 (15%) to Cover Contingency Costs; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Accept an Additional \$109,236 in Grant Funds and Allocate them to CIP Project PS027

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$634,000 FOR THE OVERLAND HIGH FRICTION SURFACE TREATMENT PROJECT, PS027; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$95,100 (15%) TO COVER CONTINGENCY COSTS; AND,

3. APPROVE A RELATED BUDGET AMENDMENT TO ACCEPT \$109,236 IN GRANT FUNDS AND ALLOCATE THEM TO CIP PROJECT PS027 (REQUIRES A FOUR-FIFTHS VOTE).

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Item C-7

CC - (1) Approval of Professional Services Agreement with Alta Planning + Design, Inc. for the Development of the Complete Streets Implementation Procedures and Update to the Bicycle and Pedestrian Action Plan in an Amount not to Exceed \$565,559; and (2) Authorization to the Public Works Director/City Engineer to Approve Amendments to the Agreement in an Amount Not-to-Exceed \$73,441 (13%) for Contingency Costs

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH ALTA PLANNING + DESIGN, INC. FOR DEVELOPMENT OF THE COMPLETE STREETS IMPLEMENTATION PROCEDURES AND UPDATE TO THE BICYCLE AND PEDESTRIAN ACTION PLAN IN AN AMOUNT NOT TO EXCEED \$565,559; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$73,441 (13%) FOR CONTINGENCY COSTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

CC - (1) Award of an In-Kind Off-Cycle Special Event Grant in the Amount of \$1,000 to Artificial Intelligence Los Angeles (AI LA) for their AI On The Lot Event and Designate the Event as City Sponsored

THAT THE CITY COUNCIL: AWARD AN IN-KIND, OFF-CYCLE SPECIAL EVENTS GRANT IN THE AMOUNT OF \$1,000 IN CITY STAFF TIME TO THE ARTIFICIAL INTELLIGENCE LOS ANGELES FOR THE AI ON THE LOT EVENT AND DESIGNATE THE EVENT AS CITY-SPONSORED.

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Item C-9

CC - (1) Authorization of a Task Order for Traffic Engineering Services for the Development of Plans, Specifications, and Estimates for Phase 2 of the Better Overland Project in an Amount Not-to-Exceed \$693,324 Pursuant to the Terms of the City's On-Call Professional Services Agreement with Kimley-Horn and Associates, Inc.; and (2) Authorization to the Public Works Director/City Engineer to Approve Amendments to the Task Order in an Amount Not-to-Exceed \$69,333 (10%) for Contingency Costs

THAT THE CITY COUNCIL:

1. AUTHORIZE A TASK ORDER FOR THE DEVELOPMENT OF PLANS, SPECIFICATIONS, AND ESTIMATES FOR PHASE 2 OF THE BETTER OVERLAND PROJECT IN AN AMOUNT NOT-TO-EXCEED \$693,324 PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$69,333 (10%) FOR CONTINGENCY COSTS.

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Item C-10

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

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

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Item C-11

CC - Authorization of Free Fare Days for Culver CityBus 2026

Council Member McMorris exited dais.

Vice Mayor Fish proposed an amendment to add Transit Equity Day and Earth Day; acknowledged revenue loss; discussed the importance of bus-fund dollars; event costs; advancing the mission of the days by improving air quality and access to mobility; building long-term habits; neighboring cities that observe Transit Equity Day and Earth Day with free fares; providing consistency for riders; expanding to be on par with neighboring transit agencies to provide continuity of experience in the region; and the \$4,300 cost.

Discussion ensued between staff and Council Members regarding the ability of the City Council to add the days to the item and adding the days to the motion.

Council Member McMorris returned to the dais.

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

1. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON EARTH DAY, WEDNESDAY, APRIL 22, 2026; AND,
2. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO RIDERS WITH A BICYCLE AND/OR BIKE HELMET ON BIKE TO WORK DAY, THURSDAY, MAY 14, 2026; AND,
3. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS ON CLEAN AIR DAY, WEDNESDAY, OCTOBER 7, 2026; AND,
4. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS BETWEEN 9:00 P.M. AND 1:00 A.M. ON NEW YEAR'S EVE, THURSDAY, DECEMBER 31, 2026; AND,
5. AUTHORIZE CULVER CITYBUS TO OFFER FREE FARES TO ALL RIDERS TRANSIT EQUITY DAY ON, THURSDAY, FEBRUARY 4, 2027.

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Item C-12

CC - Authorization of an Application of up to \$4 Million in Urbanized Area Formula Grants (FTA 5307) Discretionary Funds for Culver City Transit Center Improvements at the Westfield Culver City

This item was removed from the agenda.

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Item C-13

CC - (1) Authorization to Increase Spending Authority by \$60,000 for an Aggregate Total of \$110,000 for Software Purchases through CDW Government Inc. to Support Cybersecurity, Data Protection, and Enterprise System Needs; and (2) and Authorization to the City Manager to Approve Amendment(s) in an Additional Amount Not-to-Exceed 10% of the Authorized Amount for Unanticipated Costs

THAT THE CITY COUNCIL:

1. AUTHORIZE AN INCREASE IN SPENDING AUTHORITY IN AN AMOUNT NOT-TO-EXCEED \$60,000 FOR AN AGGREGATE TOTAL OF \$110,000 FOR SOFTWARE PURCHASES THROUGH CDW GOVERNMENT INC., OR ANY APPROVED RESELLER; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED 10% OF THE AUTHORIZED AMOUNT FOR UNANTICIPATED COSTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-6, C-8, C-10 AND C-13.

Council Member Vera felt that a comprehensive traffic report was lacking in terms of the impact on neighbors.

Council Member O'Brien requested follow up regarding statements made by one of the speakers regarding state code prohibiting removal of right-hand turn lanes.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL: APPROVE ITEMS C-7 AND C-9

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-1

Appeal of the Planning Commission's Decision to Adopt Resolution No. 2024-P007, Approving Conditional Use Permit Modification, P2021-0135-CUP/M and a Class 32 Categorical Exemption from the California Environmental Quality Act (CEQA) for the Relocation and Expansion of an Existing Costco Fueling Station at 13431-13463 Washington Blvd.

Michael Cobden, Deputy City Attorney, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Eve Rappaport provided background on herself; expressed support for the appeal; encouraged the City Council to formally find that the project is not exempt from CEQA; discussed preschools in proximity; leaving the current location as it is; community health and environmental justice; the significant effect on the environment due to the project size and proximity to daycare centers; taking community-minded action; insisting that the application be resubmitted with appropriate environmental analysis for consideration by the Planning Commission; she preferred that the project not be allowed to move forward; and proposed they look at the impact of the In-N-Out at Costco while considering the new In-N-Out.

George Stone echoed previous comments; discussed statements made by Costco representatives at the beginning of the process; use of the Garden Grove Costco station as a model for the Culver City project; the result of exponentially increased traffic over the years since the Garden Grove gas station was built; and increases year over year.

Noah Beller with one minute ceded by Adam Bice, acknowledged preschool parents present to represent community interests and the interests of their children; clarified that the notation indicating that Sol y Luna preschool operates out of a single-family home without proper approvals is incorrect; asserted that

their license has been in compliance since 2016; discussed the Class 32 exemption; asked the City Council if the project would not qualify, what would; pointed out that the applicant anticipated zero-additional throughput; questioned how doubling the capacity of the gas station resulted in their anticipation of zero additional throughput; discussed significant evidence that increased capacity leads to increased utilization; and concern with driving benzene and toxins even further.

Kate Pletcher indicated being a fan of Costco; discussed math that does not make sense; their assertion that the total amount of gasoline dispersed yearly would not be increased; and she asked the City Council to require an EIR (Environmental Impact Report).

Jim Muir indicated being a direct neighbor to Costco; discussed the need to review the Class 32 exemption; noise, air, light, and sound pollution; impacts to the neighborhoods; the same complaints on Overland and Jefferson; defending the right way to process the issue; and he asked the City Council to use logic and make the best decision possible for the issue that affects Costco neighbors.

Polly Auritt was called to speak but was not present in Council Chambers or online.

Jocelyn Finger indicated speaking at the last meeting; reported having a child at Sol y Luna; discussed basing the decision on science and emotional factors; skipping the review; putting the needs of automobiles and corporations ahead of children; noted the effects of pollution and chemicals on young children; and she questioned why the review would not be done.

Eire Juarez reported living adjacent to Costco; discussed the proposed construction and expansion; gas fumes; increased risk of health issues for young people and the elderly; serious concerns with the construction process; release of toxic vapors; heavy machinery; diesel exhaust and dust; more vehicles more idling and more long-term emissions next to schools and homes; and she questioned if they wanted to prioritize placing a large fuel facility next to a preschool and residents.

Jack Galanty with one minute ceded from Mark Galanty, discussed the budget deficit in Culver City; support for continuing the project as it would increase City revenue; Costco as one of the major tax revenue generators in Culver City; and he asked that the City Council require Costco to do the proper EIR.

Dale Goldsmith, Costco Lawfirm representative; asserted that Costco had been operating in Culver City since 1999; discussed sales tax revenue generated for Culver City; well-paying jobs; reliance on prominent technical experts to ensure that the facilities do not result in significant health risks to anyone; modeling and methodology; independent review of analysis that show the project will not result in any significant health risk; and he stated that preparing an EIR would not result in any new information but would only place additional burden on staff.

Cassandra Vo, Counsel for Sol y Luna, expressed support for the staff recommendation requiring CEQA review to ensure that Costco goes through the proper environmental processes; concern that the draft resolution would not be effective unless the City Council also amends it to also overturn approval of the CUP modification that can be redecided after CEQA review is done; California Supreme Court cases that require environmental impact analysis before the project is approved; the purpose of CEQA to require consideration of possible significant affects and feasible alternatives and mitigation measures with decision making based on that process; ensuring projects incorporate environmental into design and planning as early as possible; letting the public understand how decisions are made; wasted time justifying a decision that has already been made; concern that if the studies show significant environmental impacts the City will not be able to prevent the project from moving forward as approved by the Commission in 2024; and repeated rejection of that outcome by the courts.

Discussion ensued between staff and Council Members regarding support for the staff recommendation; unusual circumstances that raise potential concerns; the feeling that the burden on staff is worth it; duty to the community; reliance on staff expertise; appreciation for the community engagement on the item; the long-standing partnership with Costco; finding a path forward; the importance of ensuring everyone has all of the information; moving forward knowing that all questions are answered; going through the full process; the exception to the Class 32 exemption for unusual circumstances of placing the largest gas station in Culver City 200 feet from a preschool and a daycare; agreement that if the project did not meet the circumstances it was not clear what would; a major increase in fueling as inconsistent with the general Plan; the CEQA process to provide objective analysis; and the job to protect the community.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL: ADOPT A RESOLUTION GRANTING THE APPEAL IN PART, REVERSING THE PLANNING COMMISSION'S ADOPTION OF RESOLUTION NO. 2024-P007 TO THE EXTENT THAT IT FOUND THE PROJECT EXEMPT UNDER CEQA.

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Item A-2

Approval of Siting Plan for the Implementation of an Interactive Digital Kiosk Program, Including Commercial Advertising, Along City Sidewalks and Public Right of Way; and Direction to the City Manager as Deemed Appropriate

This item was pulled from the agenda.

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Item A-3

CC - Approval of Amendment to the City Manager Executive Employment Agreement

Dana Anderson, Human Resources Director, provided a summary of the material of record.

Mayor Puza indicated that no public comment on the item had been received.

Discussion ensued between staff and Council Members regarding precedent for the item; total impact; rental assistance and vacation leave; the loan based on the prior City Manager's loan agreement at a time when housing prices were much lower; the intent that the loan be paid back; concern with overall employee morale; perception; waiting until the budget is balanced; the bulk of the cost in the next fiscal year; timing; people who feel that their voices have not been heard in the past; and looking to have competitive salaries across the board.

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

1. APPROVE AN AMENDMENT TO THE CITY MANAGER EXECUTIVE EMPLOYMENT AGREEMENT; AND,

2. AUTHORIZE THE MAYOR TO EXECUTE THE AMENDMENT.

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Item A-4

CC - Discussion Regarding Potential Code Amendments to Regulate Sober Living Homes and Direction as Deemed Appropriate

Peer Chacko, Senior Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding distinction between facility types; by-right allowance of supportive housing regardless of the number of occupants in the current code; number of calls; clarification that the largest number of service calls were associated with Project Homekey; and calls from the neighborhood.

Vice Mayor Fish exited the dais.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Ben Huber reported running the Neighborhood Watch Program; discussed the over-concentration of for-profit facilities; concerns not directed at the residents or staff; concerns directed related to density; the single company and single landlord using the neighborhood as a sober living campus; more facilities on the way; the majority of tenants brought in by insurance from the deep south; constant turnover; people found in encampments nearby after leaving the facility; well-documented problems with the for-profit sober living industry; the ability to support the vulnerable as well as long-term residents; and he asked the City Council to take a further look at the widespread issue in California and Los Angeles.

Noah Clark provided background on himself; discussed support for recovery; setting sensible density guidelines so that neighborhoods are not overwhelmed by clustering; safety impacts with unmanaged density; sudden changes to the feel of neighborhoods; six facilities within four blocks of his house; number of people in single-family homes; hundreds of signatures gathered from concerned neighbors; level of engagement; maintaining the safety and character of neighborhoods; guidelines adopted by Costa Mesa; and he asked that Culver City

explore reasonable policies that support recovery to prevent unsafe concentrations and dramatic changes to neighborhoods.

Kristine Capell provided background on herself; discussed the need to protect kids and families; regulation and separation; she asserted that changes would not be costly; noted regulations issued in Costa Mesa and upheld by state law and the 9th Circuit that found the rules did not discriminate on disabled people; problems created including overcrowding, trash, noise, and neighborhood institutionalization; the need for Culver City to act now before issues become more costly; the density issue; fiscal analysis; cost to amend the code; and she asked the City Council to consider taking action.

Reverend Joseph Rodgers provided background on himself; discussed SAMHSA (Substance Abuse and Mental Health Services Administration) guidelines; companies that have taken advantage of the lack of regulation to concentrate and allow facilities to look for vulnerable people who need help; people who get kicked out when their insurance runs out; serious health issues; homelessness; kindness by putting in rules to support people but not support the companies taking advantage of them; ensuring that more homelessness is not being encouraged; and facilities that increase homelessness.

Ann Meyers provided background on herself; discussed changes in her neighborhood; increased issues related to the concentration of sober houses; she wished sober houses would do what they say they will do; discussed issues including drugs stashed in the bushes; frequent drug deals in plain sight; people doing drugs; an instance where a neighbor's dog ate a roach requiring an expensive emergency vet visit; people hiding in neighbor driveways smoking; loud groups; loitering; her block that turned into a frat house; hostile confrontations between house residents; people who leave the homes and go on the street; and she asked that the City Council consider codes from other cities and investigate problems in Culver City.

Vice Mayor Fish returned to the dais.

Discussion ensued between staff and Council Members regarding the importance of tranquility and rules and regulations; people making money off the system; support for creating the most restrictive ordinances that promote well-being, community health, and sobriety; support for looking at the Costa Mesa ordinance; caring for the community and the journey in the sober community; appreciation for the comments received;

understanding challenges; the problem operator; density of the houses as unfair to the community; bringing in people through predatory marketing practices; putting 20 people in a 3 bedroom home; lack of a healthy or safe environment; body brokering vulnerable people to collect insurance money; people packed into small homes concentrated in one place and then pushed out on the streets who become part of the Homeless Count; the action sustained by the 9th District; looking at the houses that work; modeling an ordinance that makes sense; focusing on density; exploration of how the homes are managed; the time-consuming nature of enforcement; complaint-driven enforcement; and the need for laws on the books to allow enforcement.

Additional discussion ensued between staff and Council Members regarding the intention of the by-right authorization; uses classified as supportive housing or residential care facilities; policy in place before the General Plan Update continued into the update of the General Plan; current uses guided by state and federal law requiring that facilities be treated similar to any other single-family use; the inability to discriminate against the disabled; treating people the same way that a group of people living together would be treated; data around the number of sites identified; number of calls; number of people living in each home; the distinction between supportive housing and residential care facilities; clarification that sober homes without onsite services are not required to have state licenses and they are treated as a supportive housing use and permitted by right anywhere regardless of the number of residents living there; and awareness of the situation driven by complaints.

Further discussion ensued between staff and Council Members regarding a Code Enforcement investigation that did not see the number of people living in the homes exceeding limits set with supportive housing; the challenge of determining whether the home is supportive housing or a care facility; on site services offered; announced visits; the distinction in the services not the number of people; licenses filed with the state; data on calls; community members indicating a clear pipeline onto the streets; the recent Homeless Count; connection between the sites and homelessness; people who say they came from the facilities; facility-owners indicating that the people chose to leave their treatments; support provided only while participating in the program; lack of information on how many are ending up homeless; data from 2025; call type; correlation between severity and volume of calls in concentrated areas where facilities exist; calls to police and fire vs. to Code Enforcement; nuisance properties; availability of data on the Culver City website;

the high number of calls as compared to other areas; and two areas in the City where calls are higher with two homes are adjacent to each other in both locations.

Discussion ensued between staff and Council Members regarding the recent General Plan process; the intent not to discriminate; investigation about the type of services based on complaints; information about number of people and what is going on; higher than normal people in the space; 24 people in one location with 6 people per dwelling unit; creating policy; being careful with zoning and housing policy to not have harmful outcomes; interest in seeing if more data can be gathered for the past three years; continued tracking moving forward; caution with adopting the Costa Mesa model; looking for a middle option to address concern with Culver City being targeted by operators who have been painted as not having the interests of the community at heart; and concern with over-correction.

Council Member McMorris exited the dais.

Additional discussion ensued between staff and Council Members regarding concern with legal issues brought forth in the staff report; the prohibition in Costa Mesa for group homes that were not sober living homes; allowing sober living homes; general boarding houses; the analysis of the courts; the inability to discriminate against group homes; the inability to adopt the Costa Mesa option as written because the Culver City code does not mirror their code in all respects; the guiding principle of avoiding discrimination; taking a different approach; concern with HCD (Housing and Community Development); consideration of the Prohousing Incentive Program (PIP) application; potential for City funding for renter protections with a PIP designation; the letter sent from HCD to Costa Mesa requiring them to stop enforcement; an operator in Costa Mesa that sued that city; other incidents of litigation that preceded the 9th Circuit decision; HCD review; and providing options for City Council consideration.

Council Member McMorris returned to the dais.

Further discussion ensued between staff and Council Members regarding HCD findings related to Costa Mesa; operators not working in good faith; concern with how HCD would view changes to regulations; providing options for City Council consideration; concern with serious legal challenges; finding a middle ground; HCD findings relating to group homes in Costa Mesa; concern with legal operators not acting in good faith;

challenges to fix the issue in zoning; putting Prohousing dollars at risk; finding a legal avenue; calls for service that were made to police and fire; a suggestion to share the MCT hotline with the community; education; police-related issues; clear definition of on-site services and state licensing requirements; Code Enforcement efforts; understanding what operations fall within standards in the code; ambiguity of what onsite services are; lack of clarity in defined uses in the code; the need for clarification of services in the municipal code; allowing for clarity when inspections are conducted; state policy challenges; clarification of licensing requirements; bringing facilities into compliance with requirements; licensing as not being a local issue; licenses vs. permits; medical care provided that triggers state licensing requirements; enforcement of licensing requirements; setting up permitting standards; evaluation of applications; actionable steps that would not jeopardize Culver City's standing with HCD; uses; clarifying different categories of facilities in the City Code; creating a City license or permit; and providing education about what services are available.

Discussion ensued between staff and Council Members regarding efforts to find solutions to the challenging situation; balancing accountability and oversight while making sure that changes are legally appropriate and defensible for Culver City; consideration of sober housing residents as people with disabilities under federal and state law; the Fair Housing Act; California Community Care Facilities Act requirements; requirements to treat housing for people with disabilities the same as other housing uses; concern that pursuit of new regulations could be seen as creating barriers to supportive housing; concern with creating issues with HCD; support for clarifying the definition of onsite services, considering operational standards, and maintenance requirements; looking at regulating operation rather than who lives there; registration; identification; compliance with the law; education about MCT and outreach; working to educate service providers about available City resources upon client departure; determining a course of action based upon whether or not the facility is violating the terms of the established permit system; number of calls; shutting down repeat violators; and a request for the past three years of data.

Additional discussion ensued between staff and Council Members regarding the landlord registry; treatment of the facilities as a family setting; consideration of the facilities as one single family living together under state law; finding a way to

understand the trend with the rental registry; lack of a distinction of whether a room is for rent or an apartment is for rent; the need to work with Housing and HdL (Hinderliter de Llamas) to change how information is collected; the goal to stop bad actors; recruitment of people from out of state who are on the street when their insurance runs out; compliance as requiring a ticket back home when the person exits the program; people who have wanted to go back home who have been assisted; the task of the operator; helping fulfill tracking and data on people who are living in the facilities; certain operators who are willing to work with the City and the MCT to provide information when people voluntarily leave the program; people leaving of their own free will; people who exit because conditions are bad; looking at the issue as relating to housing rather than sobriety; focusing on getting people sober and moving forward; the inability to preclude people coming into the homes; the for-profit business; addressing the root cause of sobriety; the inability to restrict occupancy to local residents; the courts and statutes requirement that the facility be treated as housing; examination of issues highlighted by the City Council; looking at the business aspect of operations; and creative thinking needed to work within court decisions and the law.

Further discussion ensued between staff and Council Members regarding calls for services; addressing the quality of life issue; the way the facilities are being run; being mindful of trying to help people; support for finding a regulatory approach that would meet legal standards and focus on ensuring better operations and operators with the help of looking at the code to tighten up definitions and clarify onsite services with support for exploring a local permitting option; concerns expressed about HCD and their view of changes relating to Fair Housing; deployment of the MCT to help with operational issues; the intent for better tracking of residents as they enter and leave facilities; examination of data for the past three years to look for patterns and proof that the service provider provides a trip home as is their responsibility as the operator; looking into whether certification by the California Association of Addiction Recovery Resources is viable; raising awareness of the MCT and encouraging people to make use of it; communication with Dr. Dan about outreach and resources that could be provided to the neighborhood; the complicated set of tasks put forth; contact with neighborhood representatives; standards for enforcement; and the intent to establish operational standards that can be used as a basis for action.

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Item A-5

CC - Discussion and Direction Regarding the Usage of Green Pavement Markings for Bicycle Facilities

Yanni Demitri, Public Works Director, provided a summary of the material of record; discussed communication with FilmLA and studios indicating their preference for the darker shade of green approved by the DOT (Department of Transportation); and the brighter green used in other area cities.

Thomas Check, Senior Traffic Engineer, discussed FHWA (Federal Highway Administration) established color standards; the range of shades approved; compliance over service life; practical applications; darkening over time; initial installation color; deep green as falling out of compliance within a few years after installation; benefits of green pavement markings; colors the become non-compliant shortly after installation as potentially undermining safety benefits; increased costs due to frequent reapplication to remain compliant; feedback and concerns regarding color of green pavement used; ease of editing in postproduction with the darker shade of green used; concerns expressed with the use of deep green resulting in lower visibility and potential non-compliance; and the request for City Council direction.

Additional discussion ensued between staff and Council Members regarding cost of paint for green bike lanes.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Ronald Ostrin with one minute ceded by Leslie Ostrin was called to speak but was not present in Council Chambers or online.

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

Bryan Sanders was called to speak but was not present in Council Chambers or online.

Jack Galanty, with one minute ceded by Mark Galanty, provided examples of different shades of green; noted that many bike lanes are not curb protected; discussed cars driving over the

green lanes; trees in Culver City that drop debris and cause discoloration; he asserted that the brighter green would enhance safety; felt that the City should invest in the safety of bikeway facilities; discussed drivers who do not see the signs but do see the bright colored paint; studies that show reduction in fatalities with the brighter colored paint; remaining in compliance longer with use of lighter colored paint; and increased costs with having to repaint more often with the darker green.

Kira Pusch indicated being a frequent bike commuter; felt that brighter color was inherently safer for bikers and drivers; discussed non-compliance as the paint ages; compliance for a longer period of time and spending less money with use of the lighter color; concern with prioritizing ease of editing over safety of bike lane users; a suggestion to have the film industry foot the cost of more frequent repainting as they would benefit from use of the darker green; and she asked for brighter bike lanes.

Leah Pressman discussed the importance of safety over the considerations of occasional filming; lack of filming on major thoroughfares; moving ahead with the lighter green; saving money as the darker green quickly goes out of compliance; people who bike all the time and have gotten severely injured; and she hoped Culver City would prioritize safety.

Discussion ensued between staff and Council Members regarding similar ongoing maintenance required for either color; different factors that affect aging of the paint including location of the bike lanes, exposure to the sun, and traffic volume; clarification that there are no reflective qualities of the paint; different applications from one city to another; cities switching to different patterns; placing bike lanes at conflict points like driveways and near intersections; lack of collision data attributable to the shade of green being used in the bike lanes; the importance of safety; perception; cyclists that feel safer when lanes are painted a brighter color; lack of data to substantiate one shade of green being safer over another; concern with switching midstream with a lack of data; feedback from the film industry that the brighter shade of green reflects more in shots taken throughout Culver City; support for being business-friendly; consistency of color throughout the City; the FHWA Manual on Uniform Traffic Control Devices (MUTCD); covering up the portions of green while filming to mitigate issues; and City policy that limits green installations to areas of the highest impact on safety and visibility.

Additional discussion ensued between staff and Council Members regarding frequency of repainting; number of different layers required for the paint to bond to the road; the single coat used when refreshing the paint; and being considerate of struggling film industry concerns as long as it remains within the guidelines.

Further discussion ensued between staff and Council Members regarding the genesis of the agenda item; bike/car collision data; length of time it takes for the lanes to actually get repainted; the amount of faded paint all over the City; safety; reducing liability; remaining in compliance; the lighter green color that does not require maintenance as quickly; changes in the film industry since the darker green was put into use; use of generative AI; lives changed by being hit; learning from other jurisdictions; statistics on the level of decrease in film activity in other jurisdictions that have adopted FHWA standards; standards applied when the shade of green was chosen; rapid advancements in technology; the primary responsibility on the dais of keeping people safe; support for being in compliance for the longer-term and spending less on maintenance by not having to refresh the paint as often; visibility; and the darker green that is harder to see at night.

Further discussion ensued between staff and Council Members regarding support for the brighter green color for compliance and maintenance; clarification that the paint physically lasts for the same amount of time, but the pigment gets darker faster with the darker green and fades out of compliance sooner; the longer time period for color compliance with the lighter green; visibility difference in the colors in low light; benefit of the visibility of the lighter green color; acknowledgement of the great relationship between Culver City and the entertainment industry; importance of the relationship to the local economy; the importance of safety concerns in regulatory compliance while being mindful of the role as a film friendly City; covering the lanes during active filming events; immediate implementation once the decisions is made; a suggestion to wait to the next meeting to allow time for discussion with the film industry; correspondence from the film industry in support of the darker green color; lack of feedback from the industry about the feasibility of covering the bike lanes during filming; the delay to the Washington project if the item is delayed; the feeling that the City Council has a full understanding of what community members and stakeholders feel about the issue; the number of agenda items to be considered; and projects that have been waiting.

Vice Mayor Fish moved that the City Council approve the use of the FHWA green color moving forward for all bike lanes that will be colored green and direct staff to evaluate the need for new paint at high priority areas in existing capital projects.

Council Member Vera proposed a substitute motion to postpone the decision for one week pending communication with the film industry to hear whether proposed workarounds are viable. Council Member O'Brien seconded the motion.

Discussion ensued between staff and Council Members regarding government relations staff at major film companies; an observation that Culver City does not generally wait on items just because people did not come to speak on them; concern with showing a bias for one particular sector; acknowledgement of the importance the film industry; safety; public agendas and public information; the number of items on the agenda for the next meeting; direction to staff to contact film industry representatives for input on whether proposed workarounds and alternative workarounds would work; staff understanding about what stakeholders have shared about the issue; providing accommodations; past experience with a lack of receptivity if extra work is required to film; the option to paint the bike lane black and repaint it to green; amount of outreach to the film industry on the current agenda item; previous meetings with the film industry over the last two years; meetings with Sony and FilmLA; film subcommittee meetings; the agenda emailed to the Sony representative when it was published; correspondence between staff and Sony about the matter earlier in the day; the expectation that comment would have been provided; clarification that the conversation had not included the option of covering the lane; concern with delaying the simple change; film editing technology; amount of time and effort to key out the green and reflection of the color onto objects; statements indicating that if Culver City switched to bright green filming would be taken elsewhere; concern with conjecture; bright paint used in West Hollywood and Santa Monica; bright green bike lanes prevalent in locations where filming takes place; prioritization of safety; balancing many perspectives in the community; being clear about what is happening; lack of data that says filming has gone away because of green bike lanes or that people have been injured on bicycles because the green is not the color people want it to be; filming going out of California; dishonesty; friendly amendments; substitute motions; decorum; and engaging professionally to be good examples for the community.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL DELAY THE VOTE TO MARCH 16, 2026 TO ALLOW STAFF TO REACH OUT TO THE FILM INDUSTRY FOR INPUT TO SEE IF COVERING THE LANES WOULD WORK.

THE MOTION FAILED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding willingness to explore accommodations such as bike lane covering during filming events, and staff agreement to advance discussions for accommodations during filming events.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL APPROVE THE USE OF THE FHWA GREEN COLOR MOVING FORWARD FOR ALL BIKE LANES THAT WILL BE COLORED GREEN WITH AN EXPLORATION OF ACCOMMODATIONS FOR BIKE LANE COVERING DURING FILMING EVENTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Comment - Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

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

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Items from Council Members (Continued)

None.

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Council Member Requests to Agendize Future Items

Vice Mayor Fish discussed the previous request to agendize consideration of moving Animal Control from the Police Department to Public Works; noted that the item had been agendized for the Public Safety Subcommittee; and he received clarification that staff would follow up as the item involved several departments and no date had been set yet.

Mayor Puza received clarification that block party fees would come back with the fee study in April and he received unanimous City Council support for a resolution for the 250th anniversary of the Declaration of Independence to reaffirm Culver City's commitment to upholding the Constitution, free speech, fair elections, and checks and balances, and to urge Congress to challenge unconstitutional actions taken by the Trump administration.

City Council consensus was achieved for the following item:

- Consider sponsorship of the Made In LA event (Puza)
- Request to bring back Homelessness Emergency Discussion as brought forth on April 13 (McMorrin)
- A resolution for the 250th anniversary of the Declaration of Independence (Puza)

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MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF IRENE GERETY.

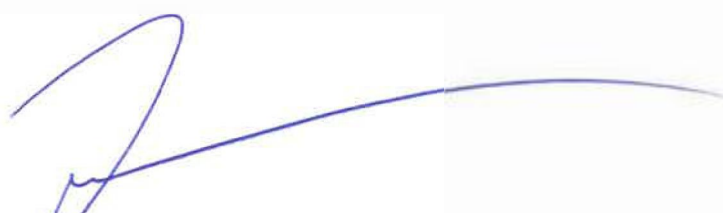
Adjournment

There being no further business, at 11:35 p.m., the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Irene Gerety to a special meeting to be held on March 16, 2026.

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



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

Date: April 13, 2026