OFFICIAL MINUTES

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

June 8, 2026
7:00 p.m.

Call to Order & Roll Call

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 6:03 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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Closed Session

Mayor Puza invited public comment.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, CULVER CITY PUBLIC FINANCE AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 6:04 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, Culver City Public Finance Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Item:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: Martinez, Angie v. City of Culver City
Case No. 24SMCV05508
Pursuant to Government Code Section 54956.9(d)(1)

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Recognition Presentations - 6:30 p.m.

Mayor Puza called the meeting back to order at 6:48 p.m. for Recognition Presentations.

Item R-1

CC - Presentation of a Proclamation in Celebration of Juneteenth 2026

Council Member McMorrin presented a proclamation in celebration of Juneteenth 2026.

Lisa Gordon Cain, Martin Luther King Jr. Celebration/Juneteenth Celebration Advisory Committee (MLKJCJCAC), accepted the proclamation on behalf of the Committee; provided background on Juneteenth; thanked Culver City for standing with them to recommit to the work of making freedom real for everyone in the community; discussed honoring the contributions of Black Americans throughout history; continued dialogue and shared action; and she invited everyone to celebrate at Veterans Memorial Park on June 20, 2026.

Member Rayor, MLKJCJCAC, expressed gratitude to the City Council for the proclamation; discussed the life of Opal Lee, the chief advocate for making Juneteenth a national holiday about freedom for everyone; and he thanked the City Council and staff for their support of the event.

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Item R-2

CC - Presentation of a Proclamation Designating June 2026 as Gun Violence Awareness Month

Vice Mayor Fish presented a proclamation designating June 2026 as Gun Violence Awareness Month.

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Item R-3

CC - Presentation of a Proclamation Designating June 2026 as Men's Health Month and June 14-21 as Men's Health Week

Council Member O'Brien presented a proclamation designating June 2026 as Men's Health Month and June 14-21 as Men's Health Week.

Dr. Dan Richardson, Human Services and Crisis Intervention Manager, noted that men were less likely to seek out preventative care and more likely to die prematurely; discussed the importance of commiting to health care; and breaking the stigma of talking about mental health.

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Item R-4

CC - Presentation of a Proclamation Designating June 2026 as Pride Month in Culver City

Mayor Puza presented a proclamation designating June 2026 as Pride Month in Culver City.

Jack Galanty discussed the 6th Annual Pride event in Culver City; noted it was one of the only Pride festivals on the westside; and he encouraged everyone to show up and support.

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Regular Session - 7:00 p.m.

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 7:13 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the oral statement of Land Acknowledgement.

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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

The City Council and staff wished Deputy City Clerk T'Ana Allen a Happy Birthday.

Mayor Puza reported that Council Member remarks were being limited to two minutes each in an effort to maximize meeting management and increase meeting efficiency.

Council Member O'Brien reported that Culver City would be hosting the first World Cup event at Veterans Memorial Park on June 12; noted additional upcoming events in the coming weeks; and encouraged everyone to go to the first Third Thursday of the summer on June 17.

Council Member McMorrin wished everyone Happy Pride; discussed joining Equality California over the weekend to uplift the ongoing fight for human rights; expressed appreciation to PRCS (Parks, Recreation and Community Services) for the Senior Prom over the weekend; discussed the work of Human Resources staff and consultants to provide an update on the Racial Equity Action Plan (REAP) on June 10 at the Senior Center and on June 17 at the Culver West multi-purpose room; noted that June 6 marked one year since the escalation of ICE (Immigration and Customs Enforcement) in the community; trauma and harm as a result of targeting and unlawful enforcement in the community; the personal issue as the daughter of an immigrant; and she wished a Happy Father's Day to all the fathers.

Vice Mayor Fish wished everyone Happy Pride Month; discussed speaking at the Culver City High School (CCHS) Tolerance Club Lavender Graduation held at the Wende Museum; congratulated the organizers and honorees; thanked the organizers of the AVPA (Academy of Visual Performing Arts) Gala at the Wende; and he announced Juneteenth on June 20 at Vets Memorial Park and the Culver City Symphony Orchestra Concert at Robert Frost Auditorium on June 20.

Mayor Puza wished everyone Happy Pride; discussed the Senior Prom and the keynote speech given by the Vice Mayor at the Lavender Graduation; discussed attending the 94th Annual Conference of Mayors and thanked the organizers for their help; expressed gratitude for the work of Culver City Fire Department (CCFD) staff noting that he had been encouraged to climb one of their 100 foot ladders; and he received consensus that when the meeting is adjourned that it be adjourned in memory of former Culver City employee Jose Ramirez Velasco.

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Information Items

Item I-1

Informational Update on the City's 2026 FIFA World Cup and 2028 Olympics Planning Efforts

Elaine Gerety Warner, Economic Development Manager, announced the first Kick It With Culver City event on June 12; discussed event components; upcoming events; and she encouraged everyone to join the fun.

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Joint Public Comment - Items NOT on the Agenda

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

Jeremy Bocchino, City Clerk, read the statement on hate speech and decorum noting that there is a prohibition on campaign activity during public meetings of the City Council as well as Commissions, Boards, and Committees (CBCs).

The following members of the public addressed the City Council:

Patrick Godinez reported being a Culver City Interim Housing participant and noted that while he serves as a member of the Advisory Committee on Housing and Homelessness (ACOHH), his comments were his own; discussed comparing LAHSA (Los Angeles Housing Services Authority) results of the annual homeless count with the stated city by name list to understand the number of unhoused individuals in Culver City at the current time; the need for a more selected detailed category list with specific numbers for decision making purposes; money and time dedicated to the process; the feeling that with the five year Plan to Combat Homelessness and data-driven budget changes the Emergency Homelessness Proclamation could be lifted; and he thanked Culver City for doing a great job.

Rosa Larios discussed drive throughs and was directed to hold her comments until Item A-2.

T'Ana Allen, Deputy City Clerk, reminded speakers planning to provide comments on Item A-2 to wait until the item is called.

Veronica Cavazos was called to speak but was not present in person or online.

Sebastien Hernandez was called to speak but was not present in person or online.

Jim Shanman indicated that while he served as the Culver City Safe Routes to School Coordinator, he was present to provide comment for Culver City Walk 'n' Rollers; discussed the Pride Ride on June 27 at the Ivy Station at 4:00 p.m.; volunteer signups; gratitude to partners; and hoped to see everyone there.

Debbie Gambino discussed the Lafayette and Braddock project; concern with prejudicial notification process in only providing outreach to those living within 500 feet of the project; exclusion of parents of students who go to the sensitive receptors of Linn Howe and Happyland Preschool; the obligation of Commissioners and Council Members to protect young and old residents of Culver City; she quoted Thomas Jefferson and Albert Einstein; and asked the City Council to take everyone into consideration.

Monica Richardson asked the City Council to stop the Better Overland project; expressed support for adding a crosswalk, fixing the streets and sidewalks, painting the bike lanes and adding lighting where it is too dark; discussed concern that the push for bike lanes is coming from Streets for All, an outside source; influence over shaping street policies in Los Angeles; the strong commitment to expanding bicycle infrastructure; those who feel that transportation planning should balance the needs of everyone; public policy driven by needs of the entire community; she pointed out that the Fire Marshal had not signed off on the project; reported statements on the Streets for All website that Michael Schneider got 8 politicians elected in Los Angeles; and she asserted that Streets for All means Streets for Cyclists.

Stavash Fashi, SixPax Gym, announced his free SixPax Supershow on July 11 event; provided background on himself and his business; discussed providing a place for people to tell their stories; his goal to inspire people to live a healthier lifestyle; he asked the City for help by listing his event on the community calendar or on social media; and, responding to inquiry, he agreed to provide his information to staff.

Discussion ensued between staff and Council Members regarding making a sponsorship request; concern with timing; the $1,000 requirement; unanimous City Council consensus was achieved to bring back a potential sponsorship for discussion; and staff agreement for the Special Events Team to investigate creating a form for marketing requests that could be more equitable than requiring people to come to City Hall.

Melissa Sanders expressed concern with handicapping Council Member O'Brien by removing him from committees due to his job with the Chamber of Commerce; discussed hypocrisy with allowing Vice Mayor Fish who works for Janice Hahn to remain on committees and vote on mobility and transportation for Culver City; stated that Vice Mayor Fish had founded Streets for All with Michael Schneider; requested that Vice Mayor Fish be removed from mobility and transportation related committees; and she asked that the City Council work on filling the 1000+ vacant apartment units before more development is allowed in Culver City.

Vice Mayor Fish reported that his day job was not to promote mobility across the region, but rather to represent Supervisor Janice Hahn of the 4th District of Los Angeles County; he reported that consultation with the City Attorney determined that there was no legal or financial conflict of interest on any project discussed; and indicated that he would recuse himself if future issues arose.

Marci Baun, PRCS Commissioner, indicated that her comments were her own; discussed the Loma Prieta earthquake in 1989 and motorcyclists being mugged on the freeway while they tried to get home; recent closure of the 405 northbound; taking lanes away from cars for bus-only or protected bike lanes; the Streets for All plan to get rid of the 90 freeway that was specifically built for tsunami evacuation; and removal of protected bike lanes in Glendale.

Peter Kolmeticki asked to speak on Item A-2.

Jack Galanty expressed support for mobility projects; felt everyone should have a choice in how they get around the City; noted the importance of safe access for those who use their bicycles daily to get around the City; discussed being a disabled cyclist; indicated that having his bicycle had changed his life; noted the potential for a large JPA (Joint Powers Authority) to increase funding to provide safe infrastructure in Culver City; and he felt that bicycles should be prioritized as a key away to get around Culver City equal to cars, walking, and taking transit.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER

MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JUNE 8, 2026.

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Order of the Agenda

Vice Mayor asked that A-2 be heard before Item A-1.

Items C-3, C-11, C-13 were considered separately, and Item A-1 was considered after Item A-2 and again after Item A-4.

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Consent Calendar

Council Member McMorrin and Mayor Puza indicated that they would not be able to vote on Item C-13.

Council Member O'Brien indicated that he would not be able to vote on Item C-3.

Heather Baker, City Attorney, indicated that Mayor Puza and Council Members McMorrin and O'Brien were able to remain on the dais as long as the items in question were not discussed.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Jack Galanty discussed Items C-4, C-5, and C-6 noted that Washington Boulevard was often overlooked; stated that adding medians reduced speeding; and he discussed benefits to the use of landscaped medians.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for May 16, 2026 to May 29, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 16, 2026 TO MAY 29, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes of the Regular City Council Meeting Held on May 26, 2026 and of the Special City Council Meeting Held on June 1, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON MAY 26, 2026 AND THE SPECIAL CITY COUNCIL MEETING HELD ON JUNE 1, 2026.

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Item C-3

CC - Approval of a Memorandum of Understanding with the Culver City Chamber of Commerce from July 1, 2026 to June 30, 2028 Relative to Cooperation in Certain Joint Events, Projects and Economic Development Activities

Council Member O'Brien exited the dais.

Discussion ensued between staff and Council Members regarding the MOU (Memorandum of Understanding) between Culver City and the Chamber of Commerce related to signature events; financial responsibility for the State of the City event; the Chamber of Commerce as an important interest group in Culver City; a suggestion to remove the State of the City event from the MOU to keep the line clear between City events and Chamber events; the ability for the Mayor to work with the Chamber of Commerce if they choose to; updates to programs in the revised MOU; and ensuring collaboration.

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

1. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE FROM JULY 1, 2026 TO JUNE 30, 2028 AS AMENDED RELATIVE TO COOPERATION IN CERTAIN JOINT EVENTS, PROJECTS AND ECONOMIC DEVELOPMENT-RELATED ACTIVITIES WITH THE REMOVAL OF THE STATE OF THE CITY EVENT WITH A RELATIONSHIP BETWEEN THE TWO IF THE MAYOR SO CHOOSES; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member O'Brien returned to the dais.

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Item C-4

CC - Adoption of a Resolution (1) Approving the Engineers Report; (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2026/2027; and (3) Setting the Date, Time and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1

THAT THE CITY COUNCIL: ADOPT A RESOLUTION OF INTENTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 1; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 22, 2026 AT 7:00 P.M.

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Item C-5

CC - Adoption of a Resolution (1) Approving an Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2026/2027; and (3) Setting the Date, Time and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 22, 2025, AT 7:00 PM.

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Item C-6

CC - Adoption of a Resolution (1) Approving the Engineer's Report; (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2026/2027; and (3) Setting the Date, Time and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 3

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 3; AND (3) SETTING A TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JUNE 22, 2026, AT 7:00 P.M.

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Item C-7

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section § 3.07.075.F.3; and (2) Approval of a Five-Year General Services Agreement with Patt Conservation, LLC., for Specialized Art Conservation and Related Coordination Services in an Aggregate Amount Not-To-Exceed $89.787.50 ($17,957.50 Per Fiscal Year)

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,

2. APPROVE A FIVE-YEAR AGREEMENT WITH PATT CONSERVATION, LLC. FOR SPECIALIZED ART CONSERVATION AND RELATED COORDINATION SERVICES IN AN AGGREGATE AMOUNT NOT-TO-EXCEED $89,787.50 ($17,957.50 PER FISCAL YEAR); 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-8

CC - (1) Waiver of Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section § 3.07.075.F.3; and (2) Approval of a Five-Year General Services Agreement with RLA Conservation, LLC., for Specialized Art Conservation and Related Coordination Services in an Aggregate Amount Not-To-Exceed $77,797.50 ($15,559.50 Per Fiscal Year)

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CULVER CITY MUNICIPAL CODE SECTION 3.07.075.F.3; AND,

2. APPROVE A FIVE-YEAR AGREEMENT WITH RLA CONSERVATION, LLC. FOR SPECIALIZED ART CONSERVATION AND RELATED COORDINATION SERVICES IN AN AGGREGATE AMOUNT NOT-TO-EXCEED $77,797.50 ($15,559.50 PER FISCAL YEAR); AND,

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

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

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Item C-9

CC - Approval of a Two-Year Renewal Agreement with Konica Minolta for Nintex Workflow Enterprise and DocGen in an Amount Not-to-Exceed $100,322.22

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR RENEWAL AGREEMENT WITH KONICA MINOLTA FOR NINTEX WORKFLOW ENTERPRISE AND DOCGEN IN AN AMOUNT NOT-TO-EXCEED $100,322.22; 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 - Approval of a Professional Services Agreement with AMS.NET, LLC. D/B/A MGT Impact Solutions for Network Security Improvements in an Amount Not-to-Exceed $28,600

THAT THE CITY COUNCIL:

1. AUTHORIZE A PROFESSIONAL SERVICES AGREEMENT WITH AMS.NET, LLC. D/B/A MGT IMPACT SOLUTIONS FOR NETWORK SECURITY IMPROVEMENTS IN AN AMOUNT NOT-TO-EXCEED $28,600; AND,

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

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

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Item C-11

CC - 1) Adoption of a Resolution Approving a Three (3) Year Memorandum of Understanding (MOU) with the Culver City Police Management Group (PMG) Effective Retroactively for the Period July 1, 2025 to June 30, 2028; (2) Adoption of a Resolution Approving a Three (3) Year Memorandum of Understanding (MOU) with the Culver City Police Officer's Association (POA) Effective Retroactively for the Period July 1, 2025 to June 30, 2028; (3) Adoption of a Resolution Approving an Amended Memorandum of Understanding (MOU) with the Culver City Fire Management Group (FMG) Effective Retroactively for the Period July 1, 2025 to June 30, 2028; and (4) Adoption of a Resolution Approving an Amended Memorandum of Understanding (MOU) with the Culver City Firefighters' Association (FFA) Effective Retroactively for the Period July 1, 2025 to June 30, 2028

Dana Anderson, Chief Human Resources Officer, introduced the item.

Stephanie Condran, Human Resources Analyst, provided a summary of the material of record.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY POLICE MANAGEMENT GROUP

EFFECTIVE RETROACTIVELY FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2028; AND,

2. ADOPT A RESOLUTION APPROVING THE THREE (3) YEAR MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY POLICE OFFICER'S ASSOCIATION EFFECTIVE RETROACTIVELY FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2028; AND,

3. ADOPT A RESOLUTION APPROVING AN AMENDED MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIRE MANAGEMENT GROUP EFFECTIVE RETROACTIVELY FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2028; AND,

4. ADOPT A RESOLUTION APPROVING AN AMENDED REVISED MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY FIREFIGHTERS' ASSOCIATION EFFECTIVE RETROACTIVELY FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2028.

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Item C-12

CC - Adoption of a Resolution Updating the Purchasing Officer's Purchasing Authority

THAT THE CITY COUNCIL: ADOPT A RESOLUTION UPDATING THE PURCHASING OFFICER'S PURCHASING AUTHORITY.

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Item C-13

CC - Adoption of an Ordinance Approving the Fox Hills Specific Plan, Zoning Code Text and Map Amendment, P2026-0100-SP, -ZCA, -ZCMA, to Implement the Fox Hills Specific Plan

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING THE FOX HILLS SPECIFIC PLAN, ZONING CODE TEXT AND MAP AMENDMENT, P2026-0100-SP, -ZCA, -ZCMA, TO IMPLEMENT THE FOX HILLS SPECIFIC PLAN.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT ITEMS C-1, C-2 AND ITEMS C-4 THROUGH C-12

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL ADOPT ITEM C-13.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Public Hearing Items

Item PH-1

CC:PFA - (1) Adoption of City Council Resolution Authorizing the Execution and Delivery by the City of a Ground Lease, a Lease Agreement, an Indenture, a Purchase Contract, and a Continuing Disclosure Agreement in Connection with the Issuance by the Culver City Public Finance Authority of its Lease Revenue Bonds, Series 2026a and Series 2026b (Federally Taxable); Approving the Issuance of Such Bonds in an Aggregate Principal Amount Not to Exceed $48,000,000; and Authorizing the Execution of Necessary Documents and Certificates and Related Actions; (2) Adoption of City Council Resolution Declaring its Official Intent to Reimburse Project Expenditures with Bond Proceeds and Related Actions; (3) Adoption of Public Finance Authority Resolution Authorizing the Execution and Delivery of a Ground Lease, a Lease Agreement, an Indenture and a Purchase Contract in Connection with the Issuance of Culver City Public Finance Authority Lease Revenue Bonds, Series 2026a and Series 2026b (Federally Taxable); Authorizing the Issuance of Such Bonds in an Aggregate Principal Amount Not to Exceed $48,000,000; Authorizing the Execution of Necessary Documents and Certificates and Related Actions; and Approving a Local Debt Policy Statement

Mayor Puza discussed continuing efforts to increase efficient meeting management with a 10 minute time limit for Council Member discussion.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF MAILING AND POSTING OF PUBLIC NOTICE.

Steve Agostini, Chief Finance Officer, provided background on the item.

Ryan Kaplan, PFM, provided a presentation with a brief overview of the financing.

Discussion ensued between Mr. Kaplan, staff, and Council Members regarding insurance for the bonds; the expected debt rating; benefits of the direct purchase structure; money for Jubilo Village; determining what interest level or rating insurance would help reduce the interest rate; frequency of obtaining a rating for the General Fund; ratings for other funds; clarification that the PFA and structure are being rated; the ability of the General Fund to annually appropriate funds and lease payments to the PFA; and the annual survey by S&P to determine financial and management health of Culver City.

Additional discussion ensued between staff and Council Members regarding the first few revenue payments being put toward the administrative costs of the bond with revenue to come to the City thereafter; payment for administrative costs; overall proceeds; the contingency fund; reimbursement for expenses incurred in prior years; transferring the obligation of Jubilo to the JPA; elimination of the Reserve Fund in the General Fund as it no longer has the obligation; utilization of bond proceeds by the JPA to meet the obligation of the $12 million; and reimbursement to the City for expenses incurred related to the project.

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

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Council Member Vera exited the dais.

Melissa Sanders asserted that Culver City did not have a balanced budget; discussed the gun store and Jubilo Village; taxpayer money being used to pay for choices made; the budget made on Council Member decisions that have obligated the taxpayers to pay it back; and she asserted that Culver City was going into debt due to disregard for public comment or guidance from the Finance Department.

Marci Baun reminded the City Council that the City is the people which means that the bond is not paying the City back, the people are paying the interest on the bond to pay for a private project that many people were opposed to because they did not want the City to be in deficit; she asserted that Culver City did not have a balanced budget; noted that the loan would never be repaid to the City so the people of Culver City would be responsible for the loan; and she asked the people to remember the Council Members who had no problem in spending money on a private project when the money could have been used to improve infrastructure in Culver City instead.

Jeannine Wisnosky Stehlin discussed borrowing for redevelopment vs. borrowing for the JPA; the Financing Authority; money that will be repaid with interest over time; commitment of $20 million to Jubilo Village that represents 42% of the borrowing authorization; money that is not expected to be repaid for Jubilo Village; responsibility of the City to cover interest and financing costs associated with the debt; and the potential for taxpayers to be responsible for paying $30 million.

Council Member Vera returned to the dais.

Jack Galanty indicated speaking as an individual in support of the JPA and the joint City budget; felt the JPA was a smart financial tool providing flexibility for the City; discussed funding for sidewalk repairs and expansion of street repaving; the current insufficient infrastructure; and he felt that the JPA would bring needed funding to connect infrastructure and allow help for everyone.

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

Council Member McMorrin exited the dais.

Discussion ensued between staff and Council Members regarding beneficial capital improvements; agreement with concerns about allocating 42% of bond proceeds toward a single project; reducing the burden of operating capacity; frustration that money going to Jubilo Village could be going to other kinds of Capital Improvement Projects (CIPs); other affordable housing projects coming up on the horizon within the margin of what is generally given to an affordable housing project; the bond issuance as the best way to manage the situation; concern with getting more in debt to get out of debt; a group of individuals that came in when the JPA was being finalized asking for money for Safe Streets; the importance of quality of life issues in Culver City; the small amount of money being allocated to alleyways; increased costs with deferred maintenance; saddling the community with debt for the next 30 years; and the job of Council Members to be good stewards of their money.

Council Member McMorrin returned to the dais.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their diligence; support for the prudent strategy; paying for items over their useful life; addressing decades of long-needed capital projects; JPA allocations; clarification that nearly all affordable housing projects in the country are public/private partnerships; public money that goes into most every Low Income Housing Tax Credit (LIHTC) project; subsidies from the state and federal government; private developers who know the landscape; rate situations where there are public developers on affordable housing projects; City contribution per unit; less stringent labor standards for market rate projects; similar projects in the region; RHNA (Regional Housing Needs Assessment) numbers; the number of market rate homes being built vs. low-income and very-low income homes being built; creating a community safety net for decades to come; affordable deed-restricted housing in Culver City; the long-standing problem that Culver City had not built affordable housing for decades; the small amount of money spent from redevelopment agency funds; affordability as the number one issue in the region; and the financing structure as a way to address priorities that the community has wanted for a long time.

Further discussion ensued between staff and Council Members regarding appreciation to the speakers, to staff and the consultants; politics as how resources are allocated; housing as a human right; making hard choices about how to support the community; budgets as a statement of values; the democratic process; examination of historic investments; being mindful of current and future needs of the community; the innovative path forward; excitement about investments that are being made possible; appreciation for the first balanced budget in three years; financing for benefits over many years; years of deferred maintenance of sidewalks, streets, and parks; increased costs with delays to improvements; investing now responsibly financed over time to avoid higher future costs; $52.1 million in CIPs already included in the budget; prioritizing deferred maintenance; addressing gaining infrastructure to ensure safety and functionality of the community; payment of the debt service on the bonds through the streaming tax now being received for the first time; revenue that was not part of the previous budget; increased efficiencies; not increasing taxpayer obligations or adding a new burden; using fiscal discipline to make the investments responsibly; addressing the housing crisis; gap financing; looking at what projects actually deliver; housing for very low income residents as the hardest to finance in California; and units that count toward the state required RHNA obligation.

MOVED BY VICE MAYOR FISH AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL: (1) ADOPT A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A GROUND LEASE, A LEASE AGREEMENT, AN INDENTURE, A PURCHASE CONTRACT, AND A CONTINUING DISCLOSURE AGREEMENT IN CONNECTION WITH THE ISSUANCE BY THE CULVER CITY PUBLIC FINANCE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2026A AND SERIES 2026B (FEDERALLY TAXABLE); APPROVING THE ISSUANCE OF SUCH BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $48,000,000; AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS AND (2) ADOPT A RESOLUTION DECLARING ITS OFFICIAL INTENT TO REIMBURSE PROJECT EXPENDITURES WITH BOND PROCEEDS AND RELATED ACTIONS.

THAT THE CULVER CITY PUBLIC FINANCE AUTHORITY BOARD: ADOPT A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE, A LEASE AGREEMENT, AN INDENTURE AND A PURCHASE CONTRACT IN CONNECTION WITH THE ISSUANCE OF CULVER CITY PUBLIC FINANCE AUTHORITY LEASE REVENUE BONDS, SERIES 2026A AND SERIES 2026B (FEDERALLY TAXABLE); AUTHORIZING THE ISSUANCE OF SUCH BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $48,000,000; AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS; AND APPROVING A LOCAL DEBT POLICY STATEMENT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

oOo

Item PH-2

CC:SA:HA:PA:CCPFA - (1) Adoption of a City Council Resolution Approving and Adopting the Annual Appropriations Limit for Fiscal Year 2026-2027; (2) Adoption of Respective Resolutions Adopting the Fiscal Year 2026-2027 Budget for the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency, the Culver City Housing Authority, the Culver City Parking and the Culver City Public Finance Authority; (3)

Adoption of a Resolution Approving Salary Schedules for Miscellaneous Employees, Police Safety Employees and Fire Safety Employees Effective June 29, 2026; and (4) Adoption of a City Council Resolution Authorizing a Decrease to the Contingency Reserve Below Established Target and Rescinding Resolution No. 2025-R052 Establishing a Committed Reserve for the Loan to Community Corp of Santa Monica (CCSM)

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

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

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Mayor Puza exited the dais.

Tamar Fuhrer urged the City Council to earmark a portion of the funds set aside for forgiva
ble loans for new childcare centers and childcare expansion to go to the PRCS to keep fees for the CCARP (Culver City Afterschool Recreation Program) flat; discussed approved fee changes that increased tuition by over 50%; the proposed hardship waiver that does not help the middle class who are becoming increasingly pinched out of the City; affects to those ineligible for help; application of $200,000 from the budget to benefit CCUSD (Culver City Unified School District) children; concern with the increase as signaling to private options that they can also raise their rates drastically; the opportunity to demonstrate care about affordability to regular working families; and she asked that funds be earmarked away from creating a new loan and instead to keeping current fees flat.

Jen Carter was called to speak but was not present in person or online.

Mayor Puza returned to the dais.

Council Member McMorrin exited the dais.

Marci Baun expressed concern that a portion of what was approved for the proposal of the loan budget had been given to the West

Hollywood Community Housing to build with; questioned why Culver City was giving assets away; discussed fiscal irresponsibility; and she wanted to see the City Council do what is best for the community.

Council Member McMorrin returned to the dais.

Jeannine Wisnosky Stehlin questioned why there was no staff report attached; noted affects to decisions made to people 30 years in the future; discussed being mindful of decisions going forward; the desire of the public to fund things that they use such as parks and childcare programs; and she hoped to hear the staff report.

Jack Galanty discussed people visiting Culver City; prioritizing other modes of transportation besides cars noting that not everyone can drive a car for various reasons; the importance of prioritizing all modes of transportation; concerns with proposed departmental KPIs (Key Performance Indicators) assigned to the Culver City Police Department (CCPD); the City Council commitment made to Vision Zero in 2016; outcomes related to smart street design, mobility and traffic planning, and Public Works street modifications, not CCPD; and he asserted that the goal should not be toward a fixed number of injuries, rather the goal should be zero.

Kira Pusch echoed comments made by Jack Galanty; discussed KPIs; felt that traffic collisions should be under the purview of Public Works as she was not sure there were actionable items for CCPD to undertake to change the numbers; noted that the goal for traffic collisions should be zero, not 190; discussed concern with vague wording in the CCPD section; community concerns with Flock cameras; and she proposed a KPI related to upholding the City's status as a Sanctuary City.

Nancy Barba discussed proposed KPIs for CCPD; goals for sustained civilian complaints; better measuring traffic safety by departments that oversee traffic engineering and street design; implementation of Vision Zero; shifting responsibility to Public Works and Transportation; strategic goals that align fleet and technology replacement with public infrastructure and community spaces; and concern with a view that an increase in surveillance camera installation is important in community spaces.

Andrew Reilman echoed comments from Tamar Fuhrer regarding the benefits of afterschool care to the community and discussed the importance of ensuring that funds are available for afterschool care rather than doubling the cost.

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

Discussion ensued between staff and Council Members regarding support for approving the budget and returning at a future meeting with an amendment to the PRCS schedule to lower the cost for CCARP; appreciation for having annual KPIs in relation to the budget; appreciation for the public comment; tracking Safe Streets improvements by measuring injuries and fatalities on streets; street design as more effective in changing course on street fatalities and injuries; a request to take KPIs and refine them further; the two year budget cycle; context lacking for certain KPIs; getting people involved in the process with having KPIs coming from the community; Council priorities informed by community input; consideration by the Public Safety Committee as part of the overall examination of the public safety system; the ability to make adjustments; using KPIs as an opportunity for residents to determine how to hold the City accountable; restarting the community engagement process after July; the Strategic Retreat with executive staff in June; length of time for priority-based budgeting; and additional direct community input through the process.

Further discussion ensued between staff and Council Members regarding appreciation for support of CCARP and for providing City resources for housing projects; concern with the size of the investment provided; and appreciation for the work of staff on the budget.

Council Member O'Brien exited the dais.

Additional discussion ensued between staff and Council Members regarding the feeling that the budget was balanced by borrowing money; concern with depending on something they have no control over; cost per door; the feeling that buying a condo and giving it to individuals would cost less money than is being spent on the project; and concern with putting the burden on residents to cover costs for the next 30 years.

Discussion ensued between staff and Council Members regarding supporting affordable housing; the historical context study that revealed exclusionary policies; systemic racism; extenuating circumstances that cannot be fully discussed resulting in decisions to move a 100% affordable housing project forward in addition to sorely needed CIPs; appreciation for the work of staff to prioritize community engagement; ensuring the community is heard; continued issues with housing costs; concern with constantly deferring issues; the importance of supporting affordable housing in the community; continued education about the budget process; appreciation for continued community engagement; gratitude to the City Manager for his leadership; continuing the culture of collaboration and innovation in the community; excitement for new ideas, the dashboards coming forward; refinement of the KPI process; appreciation for transparency and accountability; the shift to the two year budget cycle; commitment to making sure that staff provides a presentation to the City Council on KPIs to allow for Council Member feedback; length of time to shift processes; and collaboration between the community, the City Council and staff.

Council Member O'Brien returned to the dais.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CLOSE THE PUBLIC HEARING.

Further discussion ensued between staff and Council Members regarding the Contingency Reserve Resolution; the study of what the Contingency Reserve should be; the financial plan that Ernst and Young will engage in; and clarification that agreement to revisit KPIs is not necessary to include in the motion.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2026-2027; AND,

THAT THE CITY COUNCIL AND BOARDS:

ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FISCAL YEAR 2026-2027 BUDGET FOR THE CITY OF CULVER CITY, SUCCESSOR AGENCY, HOUSING AUTHORITY, PARKING AUTHORITY AND PUBLIC FINANCING AUTHORITY; AND,

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE SALARY SCHEDULE FOR MISCELLANEOUS EMPLOYEES, POLICE SAFETY EMPLOYEES AND FIRE SAFETY EMPLOYEES EFFECTIVE JUNE 29, 2026; AND,

2. ADOPT A RESOLUTION AUTHORIZING A DECREASE TO THE CONTINGENCY RESERVE BELOW ESTABLISHED TARGET AND RESCINDING RESOLUTION NO.

2025-R052 ESTABLISHING A COMMITTED RESERVE FOR THE LOAN TO COMMUNITY CORP OF SANTA MONICA (CCSM).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Action Items

Item A-2
(Out of Sequence)

CC - (1) Discussion of Potential Drive-Through Ban; (2) FOUR-FIFTHS VOTE REQUIREMENT: If Desired, Adoption of an Interim Urgency Ordinance Establishing a 45-Day Moratorium on the Issuance of Any New Building Permits or Entitlements for New Drive Through Uses; and/or (3) If Desired, Direction to Prepare a Regular Ordinance for Direct Consideration by City Council, or for Consideration by the Planning Commission for Recommendation to City Council; and/or (4) Direction to the City Manager as Deemed Appropriate

Heather Baker, City Attorney, reported that there had not been enough time to get an opinion from the FPPC (Fair Political Practices Commission) before the meeting so, out of an abundance of caution, Council Member O'Brien had decided to recuse himself from the item due to his employment with the Culver City Chamber of Commerce; she indicated that Council Member Vera had decided to recuse himself as he owns real property within 1,000 feet of the proposed In-N-Out though his conflict was limited to the discussion of the proposed urgency ordinance and he could participate in potential future discussions of a zoning code update to address drive-throughs City-wide; she clarified that an urgency ordinance required four affirmative votes to pass so one of the two recused Council Members was legally required to participate and could participate despite a disqualifying conflict pursuant to section 18705 of the FPPC regulations; she indicated that the Council Member must be chosen by random selection; and she described the process set forth in FPPC regulations.

Council Members O'Brien and Vera rolled a die with Council Member Vera rolling a higher number, allowing him to participate in the process.

Council Member O'Brien recused himself and exited the dais.

Council Member Vera exited the dais to use the restroom.

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

Christina Burrows, Assistant City Attorney, discussed the process to implement a potential interim emergency ordinance; length of the ordinance; effect of the ordinance; basis for the proposed ordinance; and direction sought from the City Council.

Council Member Vera returned to the dais.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Vanessa Martin, Culver City Residents for Responsible Development, provided background on the group; noted that many neighbors had been present for a long time and she asked that they be moved up in the queue; discussed her support for the ban on drive-throughs; opposition to the proposed In-N-Out at Sepulveda, Jefferson, and Sawtelle; the petition; her reasons for supporting a ban on drive-throughs; and she thanked the City Council for their consideration.

Mayor Puza exited the dais.

Kathrin Rising indicated not being opposed to all drive-throughs; reported signing the petition due to concerns with congestion and safety related to the specific proposed location; support for evaluating drive-through proposals carefully; concern with potential serious and misguided overreach with a City-wide ban; she asked that not all signatures be considered to be in support of an overall ban; expressed concern with signaling being closed off to practical economic development; she did not want to see one In-N-Out proposal start a tradition of random bans to avoid random projects; and she encouraged the City Council to choose a more thoughtful approach.

Charlotte Soestini acknowledged comments by the previous speaker about making rational decisions; felt that a ban would support the commitment to mitigating climate change, creating a healthier community and a more walkable City; discussed access to drive-throughs around Culver City; and she did not want to see more drive-throughs polluting the air around parks and schools.

Mayor Puza returned to the dais.

Thomas Soestini expressed support for the proposed ban; discussed the business angle; businesses in Culver City as a whole; concern that businesses in the area surrounding drive-throughs see less business as people avoid the area due to traffic congestion; focusing on businesses that bring people in rather than driving them away; support for a long-term ban on drive-throughs; and he reported seeing school kids running around El Rincon Elementary School every day right where the drive-through is proposed to be which he felt would be an imminent health risk.

Sing Sing Lee expressed support for the ban on the drive-through; noted that her daughter attends El Rincon Elementary School; expressed concern with increased risk to children with proximity to the school; discussed operating hours; and the importance of supporting neighborhood businesses.

Rosa Larios provided background on herself; discussed the evolution of Culver City; opposition to bringing in more drive-throughs; number of drive-throughs in close proximity; safety issues; potential for loitering and littering; and she expressed concern with increasing danger and insecurity for neighbors.

Ray Shah was called to speak but was not present in person or online.

Gretchen Garnecho reported loving the neighborhood and the community, but not the traffic; discussed similar restaurants in the area; the quality of life issue; concern with additional traffic; the community issue; and she asked the City Council to support a ban on drive-throughs.

Paul Hewitt provided background on himself; discussed the opportunity for the City Council to support the will of the neighbors and General Plan 2045 with the adoption of a ban on new drive-throughs; community meetings that In-N-Out was required to hold; the petition created; number of In-N-Outs within three miles of Culver City's borders; other drive-throughs in Culver City; neighbors most impacted; and he noted that neighbors would lose much and In-N-Out would gain much.

Cynthia Miller discussed the population of Culver City and the number of drive throughs in or within 3 miles of the City; drawbacks to drive-throughs; a recent study indicating that drive-throughs generate less revenue than mixed-use developments and cost taxpayers more than they produce; asked the City Council to consider the true long-term fiscal impact of drive-throughs as well as their negative externalities; noted potential conflict points between cars, pedestrians and cyclists; and she felt that Culver City should be the future, not the past.

Katy Krantz provided background on herself; discussed idling vehicles and the associated air pollution; hope that the ban would be enacted to help create better air quality in Culver City; negative effects of air pollution; bad air quality days in Culver City; wildfires that create bad air; and she urged Culver City to enact the ban to provide better air for everyone.

Morgan Schwartz provided background on himself; reported sending a fcur page letter documenting his opposition to In-N-Out; discussed drive-throughs as pollution machines; the elementary school downwind from the proposed In-N-Out; carcinogens that are aggressively vented out of the restaurant; worker protection from idling cars; toxins that go to the adjacent neighborhood; and concern that any economic benefit would be offset by the health decline of the neighborhood.

Leah Pressman expressed support for the drive-through ban; discussed common sense to protect public health; wasted fuel annually from idling vehicles which generate tons of CO^2 per year; improvements to air quality by eliminating unnecessary idling of personal vehicles; she asserted that drive-throughs were obsolete; noted that businesses rarely modernize unless given a push; and she asked that the City Council vote for a ban.

Evan Pearson provided background on himself; discussed meeting neighbors due to the current issue; growing up with Culver City not just in it; imagining Culver City in the future; he did not want to see more drive-throughs; felt that the small city could make do with the several drive-throughs already here; asserted that they did not need more idling cars and corporations using public streets as overflow for their long lines; reported a recent experience videotaping an In-N-Out in Culver City; felt the City should be jumping on the opportunity to consider a regular ordinance on drive-throughs; and discussed other cities that have measures banning or limiting drive-throughs.

Melissa Sanders did not want to SB (Senate Bill) 79 all drive-throughs; acknowledged the bad idea to place a drive-through on that corner; discussed benefits of drive-throughs during COVID; other businesses that utilize drive-throughs; she proposed carving-out different types of drive-throughs; did not want to see an all or nothing approach; and she wanted to see a thoughtful approach to what Culver City needs.

Jen Carter 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.

Jennifer Barbot indicated speaking on behalf of herself and several neighbors; provided background on herself; expressed support for a ban on all drive-throughs, particularly the proposed In-N-Out; reported moving to Culver City for its walkability; discussed traffic congestion and environmental impact; indicated living a few blocks from the proposed location; expressed concern with increasing negative effects to the environment, pedestrian, and traffic injuries; El Marino; and she quoted her son's question about why the City would approve putting another fast food restaurant in the neighborhood when they know how unhealthy fast food is.

Jack Galanty discussed people who indicate they want a more walkable City but oppose mobility projects; the need to support projects that build out infrastructure; addressing the drive-through issue; opposition to an outright ban due to impacts to other businesses; providing options for mobility-challenged individuals; proposed requirements for drive-through businesses to provide an ADA (Americans with Disabilities Act) accessible walk-up window; he suggested other measures to address environmental impacts of drive-throughs; allowing limited drive-through access where appropriate; and reducing vehicle queueing for a portion of the trips.

Therese Attias expressed support for a ban and opposed In-N-Out; discussed distance between the intersection of Sawtelle and Sepulveda and the proposed driveway entrance; probable loss of a lane on Sepulveda with backed up traffic; concern with associated effects to the quiet neighborhood of opening a late-night business; and she encouraged the decision-makers to visit the In-N-Out on Venice Boulevard to observe regular operational challenges noting that the streets there do not belong to residents anymore.

Teresa Klemic provided background on herself; discussed associated noise and clean up required with the current adjacent businesses; her support for the ban; the quiet neighborhood; difficulty walking across the street or turning out of the neighborhood; changes in Culver City; and she noted that the smell of the horses she takes care of is better than the food smell from the restaurants.

Peter Kulmaticki, In-N-Out Burger, expressed surprise about the ordinance before the City Council; discussed the number of drive-throughs within City limits; noted that the last drive-through approved 28 years ago was an In-N-Out; asserted that the proposed ban was unnecessary with no underlying basis; discussed community meetings and diligent work to refine development plans to address community concerns; meetings with staff; development standards set forth in the Culver City Municipal Code; existing standards to mitigate problems; fiscal responsibility; In-N-Out as a top contributor to the City's General Fund; and working through the public process like any other project applicant.

Nuriel Moghavern provided background on himself; expressed opposition to the proposed drive-through and support for the ordinance; discussed his perspective as a healthcare professional; access for the disabled; the importance of exercising and avoiding fast food; the 1970s as the era of drive-throughs; the need for more modern solutions; other ways to provide access; changes in the 28 years since the last drive-through approval; and understanding generation of particulate matter and the dangers to those in the neighborhood.

Ray Shah expressed support for the ban on drive-throughs; discussed the future of Culver City; the General Plan; activity centers and mixed-use areas near residential neighborhoods; creating places for people, not cars; concern with making commercial areas less safe and less attractive to pedestrians and for people to want to spend time there; encouraging development that creates destinations; setting precedent; creating places with gathering spaces, outdoor seating, and pedestrian-friendly design to bring people together; maximizing economic activity across a district; and he noted that drive-throughs were not the only things that drive economic activity.

Nancy Barba expressed support for a City-wide ban on new drive-throughs; noted that the ordinance was an opportunity for responsible city government; discussed drive-throughs as carcentric infrastructure directly conflicting with General Plan 2045 goals; other California cities that have bans; and she asked that staff be directed to create a thoughtful, permanent ban.

Discussion ensued between staff and Council Members regarding appreciation for the work of the subcommittee, staff, and the community; support for an urgency ordinance to allow for exploration of thoughtful long-term policy on new drive-throughs without the looming presence of an active project; clarification that a ban does not impact current drive-through businesses or tell people what they can and cannot eat; ensuring that new development is consistent with commitments already made to the community with General Plan 2045; mobility as the 8th element of the General Plan; greenhouse gas (ghg) emissions; creation of pollution hot spots; $C0^2$ created by idling vehicles in drive-through lanes; public health concerns; the proposed project next to a school and park; preventing exposure; health concerns related to neighborhoods adjacent to drive-throughs; mobility and safety issues; creation of friction points; difficulty for pedestrians and children to navigate areas with drive-throughs; pedestrian deaths near auto-centric retail; addressing valid accessibility issues; other cities with bans; the applicant; the intent to pause the development while an ordinance is created; and keeping the health and wellness of residents top of mind.

Additional discussion ensued between staff and Council Members regarding commitment of General Plan 2045 to reduce vehicle-related emissions and improve air quality; the goal established in the Community Health and Environmental Justice element that all residents and visitors enjoy clean air; consistency with General Plan priorities; perspective on the fiscal argument; public costs associated with increased traffic congestion, roadway impacts, emissions, safety concerns, and long-term consequences of encouraging vehicle trips; economic development and environmental responsibility; the ability to continue to attract businesses without requiring drive-through facilities; looking at what kind of urban environment Culver City wants to encourage over the next 20-30 years; and support for an interim ban while a more permanent one is formulated.

Further discussion ensued between staff and Council Members regarding the urgency ordinance created to target one specific business; the importance of listening to the community; a suggestion to send the item to the Planning Commission to examine the ordinance and formulate a more targeted approach;

the importance of getting data; other cities that have enacted a ban; creation of a set of findings and guidelines; and drive-throughs incorporated into major mixed-use developments.

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

1. ADOPT AN INTERIM URGENCY ORDINANCE ESTABLISHING A 45-DAY MORATORIUM ON THE ISSUANCE OF ANY NEW BUILDING PERMITS OR ENTITLEMENTS FOR NEW DRIVE THROUGH USES (FOUR-FIFTHS VOTE REQUIRED); AND/OR,

2. DIRECT STAFF TO TAKE A REGULAR ORDINANCE TO THE PLANNING COMMISSION FOR RECOMMENDATION TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Council Member O'Brien returned to the dais.

Council Member Vera exited the dais.

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Item A-1

CC - (1) Appointments to the Civil Service Commission; Cultural Affairs Commission; Parks, Recreation, and Community Services Commission; Planning Commission; Advisory Committee on Housing and Homelessness; Bicycle and Pedestrian Advisory Committee; Disability Advisory Committee; Equity and Human Relations Advisory Committee; Finance Advisory Committee; Landlord-Tenant Mediation Board; Martin Luther King Jr. and Juneteenth Celebration Advisory Committee; Los Angeles County West Vector Control District Board of Trustees; and LAX Area Advisory Committee; and (2) Direction to the City Clerk Regarding any Vacancies not Filled

Jeremy Bocchino, City Clerk, provided a summary of the material of record; discussed late applications received; applications to be considered at a later date; bodies that did not have other applications; ineligible applicants; those who withdrew applications; she indicated that Andrew Reilman was eligible for the business community seat as well as the resident seat on the Finance Advisory Committee (FAC); and she noted that Vanessa Martin had applied for the ACOHH but had been inadvertently left off the table of contents and has been reinstated.

Council Member Vera returned to the dais.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Vanessa Martin provided background on herself; discussed her interest in serving on the ACOHH; ensuring Culver City is well positioned to receive their share of Measure A funding; and her commitment to solving homelessness.

Tamar Fuhrer discussed what she and other applicants could bring to Culver City with their service on the Commission; actions at the recent Civil Service Commission meeting; routine administrative approvals that have a profound impact on internal staff; the result of making those qualified but not on the eligibility list wait another year to apply for internal promotions; limited opportunities available; talented employees who see no near-term opportunity for advancement and seek employment elsewhere; regrettable losses for a department with already high vacancy rates; benefits of the Civil Service Commission to Culver City's workforce; being able to ask questions about the downstream impacts of actions; and benefits to City operations of having Commissioners who understand the importance of Civil Service beyond adjudicating grievances.

Andrew Reilman thanked the City Clerk for highlighting his eligibility.

Discussion ensued between staff and Council Members regarding difficulty of choosing between the many excellent candidates; efforts to find seats for numerous qualified applicants; Council Member preferences for candidate service; appreciation to the applicants for volunteering their talent; gratitude for those who keep trying; encouragement to those not appointed to reapply; clarification on term length for various positions and applicant eligibility to serve in different positions; the ability to appoint a resident to an employee position if there are no applicants; unanimous consensus to have the Standing Governance Subcommittee consider renaming the BPAC the Mobility Advisory Committee to provide parity with the Mobility Subcommittee; clarification that there had been no labor applicant to the Equity and Human Relations Advisory Committee

(EHRAC) and that position would have to be advertised for again; clarification that the LAX Area Advisory Committee is a non-City body with members appointed to represent the City; recent difficulty of the Landlord Tenant Mediation Board (LTMB) achieving a quorum; differences between member roles; the body created when there were less tenant protections available; a suggestion to examine the need for the LTMB; clarification that there are plans in the near future to examine all CBCs; and agreement to return with the vote on the item after hearing the next items.

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Item A-3

CC - 1) Adoption of a Resolution Amending Exhibit A to Resolution No. 2025-R077 Making Express Findings that Modifications to State Codes are Reasonably Necessary Because of Local Climatic, Geological, or Topographical Conditions; and 2) Introduction of an Ordinance Amending Culver City Municipal Code Section 15.02.1160 by Adding a Reference to the California Green Building Code Section 5.106.4.1.2.4

James Gorbin, Deputy Building Official, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public were called to speak but were not present in person or online:

Rosa Larios
Jose Luis Larios
Jack Galanty

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

1. ADOPT A RESOLUTION AMENDING EXHIBIT A TO RESOLUTION NO. 2025-R077, MAKING EXPRESS FINDINGS THAT MODIFICATIONS TO STATE CODES ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS, AND,

2. INTRODUCE AN ORDINANCE AMENDING THE CULVER CITY MUNICIPAL CODE SECTION 15.02.1160, ADDING A REFERENCE TO THE CALIFORNIA GREEN BUILDING CODE SECTION 5.106.4.1.2.4.

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Item A-4

CC - (1) Adoption of a Resolution Adopting Amended City Council Policy Statement No. 3006 Regarding Public Meeting Teleconference Attendance Options and Guidelines for Members of Legislative Bodies, and City Council Policy Statement No. 3007 Regarding a Brown Act Meeting Technology Disruption Policy, Related to SB 707, and Rescinding Resolution No. 2025-R002; and (2) Discussion and Direction Regarding Reasonable Public Outreach Efforts Pursuant to SB 707, Including Outreach Measures Designed to Encourage Participation by Groups That Do Not Traditionally Participate in Public Meetings

Christina Burrows, Assistant City Attorney, provided a high-level summary of the material of record; discussed the proposed resolution related to SB 707; compliance with the changes; tweaks to policies to ensure compliance; the need for a technology disruption policy; and she clarified direction sought from the City Council.

Shelly Wolfberg, Assistant to the City Manager, discussed outreach to date; policy; and additional outreach options.

Mayor Puza invited public comment.

The following members of the public were called to speak but were not present in person or online:

Rosa Larios
Jose Luis Larios
Jack Galanty

Discussion ensued between staff and Council Members regarding appreciation for the work of staff and efforts to expand public outreach to people who are not always able to attend meetings late in the evening; metrics for assessing success; statistics gathered through govdelivery; appreciation for the proactive stance and continued engagement; acknowledgement of participation of the City Manager in multiple meetings throughout the community; creation of a longer-range strategy to increase engagement; the Civic Assembly process; efforts to improve education; finding ways to connect with people who are not always in tune with items on the agenda; staff agreement to return with a more robust look at community engagement; and further community engagement in areas that have not been engaged yet.

Additional discussion ensued between staff and Council Members regarding appreciation for inclusion of staff presentations in the staff reports; lack of a requirement to translate the agenda into Spanish; the ability to translate the agenda on the website; the ability for someone to do their own translation and provide it to the public; community meetings held last year during increased ICE raids; protocol for requesting a translator; adding information on the sign up form to request to speak; information on the agenda for ADA assistance of translations; and support for early posting of the agenda.

Further discussion ensued between staff and Council Members regarding an observation that most other cities have their Council meetings on Tuesdays; a suggestion to start meetings earlier; a suggestion to put Closed Sessions at the end of the meeting; the need for an ordinance to change meeting dates; School Board use of Council Chambers on Tuesdays; holding meetings on Wednesdays; the current practice of communication over the weekend; and unanimous City Council consensus was achieved to consider changing meeting day and/or time for City Council meetings.

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

1. ADOPT A RESOLUTION ADOPTING AMENDED CITY COUNCIL POLICY STATEMENT NO. 3006 REGARDING PUBLIC MEETING TELECONFERENCE ATTENDANCE OPTIONS AND GUIDELINES FOR MEMBERS OF LEGISLATIVE BODIES, AND CITY COUNCIL POLICY STATEMENT NO. 3007 REGARDING A BROWN ACT MEETING TECHNOLOGY DISRUPTION POLICY, RELATED TO SENATE BILL 707, AND RESCINDING RESOLUTION NO. 2025-R002; AND,

2. PROVIDE DIRECTION TO THE CITY MANAGER REGARDING REASONABLE PUBLIC OUTREACH EFFORTS PURSUANT TO SB 707, INCLUDING OUTREACH MEASURES DESIGNED TO ENCOURAGE PARTICIPATION BY GROUPS THAT DO NOT TRADITIONALLY PARTICIPATE IN PUBLIC MEETINGS.

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Item A-1
(Continued)

CC - (1) Appointments to the Civil Service Commission; Cultural Affairs Commission; Parks, Recreation, and Community Services Commission; Planning Commission; Advisory Committee on Housing

and Homelessness; Bicycle and Pedestrian Advisory Committee; Disability Advisory Committee; Equity and Human Relations Advisory Committee; Finance Advisory Committee; Landlord-Tenant Mediation Board; Martin Luther King Jr. and Juneteenth Celebration Advisory Committee; Los Angeles County West Vector Control District Board of Trustees; and LAX Area Advisory Committee; and (2) Direction to the City Clerk Regarding any Vacancies not Filled

Jeremy Bocchino, City Clerk, read agreed upon appointments into the record.

Discussion ensued between staff and Council Members regarding a reminder about agendizing consideration of whether to continue the LTMB and possibly changing the name of the BPAC to the Mobility Advisory Committee.

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

1. APPOINT HILTON CREVE TO SEAT NO. 2 ON THE CIVIL SERVICE COMMISSION FOR A FULL TERM EXPIRING ON JUNE 30, 2030; AND,

2. REAPPOINT HEATHER MOSES TO SEAT NO. 1 FOR A FULL TERM EXPIRING ON JUNE 30, 2030, VAN JOHNSON TO SEAT NO. 2, FOR A FULL TERM EXPIRING ON JUNE 30, 2029, AND REAPPOINT ESAAN MESGHALI TO SEAT NO. 5 FOR A FULL TERM EXPIRING ON JUNE 30, 2030; ON THE CULTURAL AFFAIRS COMMISSION; AND,

3. REAPPOINT THOMAS WHITAKER TO SEAT NO. 3 ON THE PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION FOR A FULL TERM EXPIRING JUNE 30, 2030; AND,

4. REAPPOINT STEPHEN JONES TO SEAT NO. 5 ON THE PLANNING COMMISSION FOR FULL TERM EXPIRING JUNE 30, 2030; AND,

5. APPOINT VANESSA MARTIN TO SEAT NO. 3, AND NICHOLAS GOLOWKO TO SEAT NO. 7; FOR FULL TERMS EXPIRING ON JUNE 30, 2030, ON THE ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS; AND,

6. APPOINT ADAM RICH TO EMPLOYEE MEMBER FOR A PARTIAL TERM EXPIRING JUNE 30, 2027, AND RANDALL FALLOWS TO RESIDENT SENIOR MEMBER, KAYHLER TOMLINSON TO YOUTH/STUDENT MEMBER, TRAVIS MORGAN TO BUSINESS COMMUNITY MEMBER, AND TAMAR CHRISTENSEN TO RESIDENT MEMBER NO. 1 FOR FULL TWO-YEAR TERMS EXPIRING ON JUNE 30, 2028 ON THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE; AND,

7. REAPPOINT ROBIN LANGMAN TO SEAT NO. 1 AND ROBYN TENENSAPF TO SEAT NO. 5 FOR FULL TERMS EXPIRING ON JUNE 30, 2030, APPOINT DANNA SIGAL TO SEAT NO. 8 FOR A PARTIAL TERM EXPIRING JUNE 30, 2027, ON THE DISABILITY ADVISORY COMMITTEE; AND,

8. APPOINT LUCINE LINNEMAYR TO YOUTH REPRESENTATIVE SEAT NO. 1 FOR A ONE-YEAR TERM ENDING ON JUNE 30, 2027 ON THE EQUITY AND HUMAN RELATIONS ADVISORY COMMITTEE; AND,

9. APPOINT ANDREW REILMAN TO SEAT NO. 1 RESIDENT MEMBER FOR A PARTIAL TERM EXPIRING ON JUNE 30, 2028, REAPPOINT KEVIN LACHOFF TO SEAT NO. 3 RESIDENT MEMBER, APPOINT OLIVIER GLASER TO SEAT NO. 6 BUSINESS COMMUNITY MEMBER FOR FULL TERMS EXPIRING ON JUNE 30, 2030, ON THE FINANCE ADVISORY COMMITTEE; AND,

10. APPOINT KENNETH CORSINO TO TENANT SEAT NO. 1, REAPPOINT JULIEANNA THOMPSON TO TENANT SEAT NO. 3, REAPPOINT BETH HYATT TO LANDLORD SEAT NO. 3, APPOINT CHRIS NUÑEZ TO MEMBER AT LARGE SEAT NO. 3 AND CAN ZHOU TO MEMBER AT LARGE NO. 4 FOR FULL TERMS EXPIRING ON JUNE 30, 2030; AND MARK ZUCKMAN TO TENANT SEAT NO. 2, TENANT SEAT NO. 4 WILL REMAIN VACANT, AND ARVIN RANJBARI TO LANDLORD SEAT NO. 4 FOR PARTIAL TERMS EXPIRING ON JUNE 30, 2027, ON THE LANDLORD-TENANT MEDIATION BOARD; AND,

11. APPOINT LAURI BROWN TO SEAT NO. 6, TRACY LEE TO SEAT NO. 8, AND TRACEY WALTERS TO SEAT NO. 9 FOR PARTIAL TERMS EXPIRING ON JUNE 30, 2028 ON THE MLK JR. CELEBRATION AND JUNETEENTH CELEBRATION ADVISORY COMMITTEE; AND,

12. APPOINT NURIEL MOGHAVERN TO LOS ANGELES COUNTY WEST VECTOR CONTROL DISTRICT BOARD OF TRUSTEES FOR A PARTIAL TERM EXPIRING ON DECEMBER 30, 2027, AND,

13. REAPPOINT BETH HYATT FOR A FULL ONE-YEAR TERM FROM JANUARY 1, 2027 TO DECEMBER 31, 2027, AND LUCIANO NOCERA AND CHRIS NUÑEZ FOR A FULL TERM FROM JULY 1, 2026 TO DECEMBER 31, 2027 TO FILL THREE REPRESENTATIVE SEATS TO THE LAX AREA ADVISORY COMMITTEE.

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Public Comment - Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

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

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Items from Council Members (Continued)

Council Member Vera discussed the life and legacy of William "Bill" Burke, father of Yvonne Brathwaite Burke, and asked that the meeting be adjourned in his memory.

Mayor Puza discussed the life and legacy of Jose Ramirez Velasco noting his love and dedication to serving Culver City and asked that the meeting be adjourned in his memory.

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Council Member Requests to Agendize Future Items

- consider sponsorship of the SixPax Supershow event on July 11
- Standing Governance Subcommittee to consider potentially renaming the BPAC the Mobility Advisory Committee; continuation of the LTMB
- consider changing meeting day and/or time for City Council meetings

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NOMVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADOURNED IN MEMORY OF WILLIAM "BILL" BURKE AND JOSE RAMIREZ VELASCO.

Adjournment

There being no further business, at 11:56 p.m., the City Council, Housing Authority Board, Parking Authority Board, Public Finance Authority Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Jose Ramirez Velasco and William "Bill" Burke to a regular meeting to be held on June 22, 2026.

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Jeremy Bocchino

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

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

Date: June 22, 2026