

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

July 14, 2025  
7:00 p.m.

**Call to Order & Roll Call**

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

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

Absent: Yasmine-Imani McMorris, Council Member

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**Closed Session**

Mayor O'Brien invited public comment.

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA 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 - Public Employee Appointment**

Title: City Manager

Pursuant to Government Code Section 54957(b)

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**CS-2 CC - Conference with Legal Counsel - Existing Litigation**

Re: Gary M. Zeiss v. City of Culver City, et. al.

Pursuant to Government Code Section 54956.9(d)(1)

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**Recognition Presentations - 6:45 p.m.**

Mayor O'Brien reconvened the City Council meeting at 6:55 p.m. for Recognition Presentations with four Council Members present (absent Council Member McMorris).

Item R-1

**CC - A Proclamation in Honor of July as "Parks Make Life Better!" Month**

Mayor O'Brien presented the proclamation in honor of July as "Parks Make Life Better!" Month.

Ted Stevens, Parks, Recreation and Community Services (PRCS) Director, expressed appreciation for the recognition; noted that

staff were working long hours in the summer and could not be present; discussed upcoming events; classes; Economic Development concerts going on; and he recognized PRCS Commissioners present.

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### **Regular Session**

Mayor O'Brien reconvened the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:01 p.m. in the Mike Balkman Council Chambers at City Hall with four Council Members present (absent Council Member McMorris).

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### **Pledge of Allegiance**

Mayor O'Brien led the Pledge of Allegiance.

Mayor O'Brien reported that the presenter could not be in attendance to provide an update on the Racial Equity Action Plan (REAP) therefore the item had been delayed to the next meeting.

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### **Land Acknowledgement**

Mayor O'Brien read the Land Acknowledgement.

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### **Closed Session Report**

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

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

Council Member Fish reported that for the third year in a row fewer people were being reported on the streets; discussed significant investments made in the Mobile Crisis Team, the two

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motels leased, Project Homekey and Wellness Village; participation in the Local Progress Convening in Chicago; the 100% affordable housing Lucy Gonzalez Parson Apartments project in Chicago; he noted that Culver City was not alone in the cost of affordable housing; provided background on Lucy Gonzalez Parson; and reported meeting New York City Comptroller Brad Lander.

Vice Mayor Puza reported that last week a judge had issued a Temporary Restraining Order (TRO) blocking ICE from continuing unlawfully racially targeted raids; discussed providing clear, uninterrupted access to legal counsel for detainees; the lawsuit that Culver City is a party to; International Non-Binary Persons Day; and he read a quote by Andrea Gibson, Poet Laureate for Colorado who passed away on July 14, 2025.

Mayor O'Brien discussed attending the recent Independent Cities Association Conference with Council Member Vera; topics considered such as disaster-response and responsible use of AI in government; he reported leading a panel on keeping film in Los Angeles; he received unanimous City Council support for agendizing consideration of forming an ad hoc subcommittee with Vice Mayor Puza; he asked that when the meeting is adjourned, that it be adjourned in memory of Teri Callandrino of the Transportation Department; and he read a remembrance of Teri Callandrino and provided a letter to her daughter and family.

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## **Presentations**

Item P-1

**Presentation of by Dr. Nicole Yates of Keen Independent Research L.L.C. with an Update to the Racial Equity Action Plan (REAP)**

This item was deferred to a future meeting.

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

Mayor O'Brien invited public comment.

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



The following members of the public addressed the City Council:

Yasmine-Imani McMorris indicated that she was not seated on the dais because she was out of town navigating an unexpected family loss; stated her intention to attend the meeting virtually; reported the need to participate as a member of the public due to safety concerns related to Brown Act requirements that would require publishing her family's addresses; discussed items that may need to be brought back; she requested that Items A-3 and A-4 be deferred to the next meeting; and she asked for clarification from the City Clerk on procedures for making public comment on other items.

Monica Richardson discussed policy allowing individuals who are biologically male to access female designated locker rooms, showers, and changing areas, particularly in public spaces; concern with being forced to share intimate spaces; safety, privacy and dignity for children, teenagers, and seniors; balancing respect and protection for transgender individuals with the safety and privacy rights of women and girls; instances of abuse of policies; the statement posted outside of the entrance of the pool that dismisses real concerns; forcing women and girls into vulnerable situations to appear inclusive; and she urged the City Council to reevaluate policy and place signage stating that only biological women are allowed in the locker room.

David Metzler was called to speak but was unable to unmute.

Ronald Ostrin was called to speak but was not present in person or online.

Anna Maria Orzano discussed the importance of preserving women-only spaces in public facilities like The Plunge; concern with removing security by allowing biologically male individuals to access women's locker rooms; and setting aside rights and comfort in favor of other people's feelings.

Melissa Sanders reminded everyone that funding Jubilo Village was outrageous; discussed defunding resources; other projects already moving forward that are not costing Culver City anything; the inability to provide rental assistance; people who need help now; and she asked that Culver City not be put into bankruptcy.

Marci Baun discussed the amount of other cyclists she saw while riding her bike along bike paths on Washington Boulevard and

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Washington Avenue through the Clarkdale neighborhood; difficulty of access from the neighborhoods; joggers on the bike path; and lack of bicycle parking at Rainbow Acres.

Travis Morgan was called to speak but was not present in person or online.

Kalani Whittington discussed attending one of the Overland Bike Path meetings; the existing bike path on Overland; the small but loud group asking that the bike path be widened; insanity with bike paths; and asked the City Council to add paint to the current bike path on Overland and provide some bollards at the beginning of each block.

Sean Morgan spoke on behalf of himself and his co-tenants living at Exodus Recovery; expressed concern with poor treatment; discussed a heart attack by one of his neighbors that was dismissed by staff; a kind staff member who assisted his neighbor who was fired the next day; being pulled out of bed and unable to get dressed at 6:55 a.m. for a search; inability to get back into the room for hours while it was treated for bugs; he thanked Culver City for what they do for people; and he asked the City to look into the way people are being treated.

Mayor O'Brien received agreement from the City Manager to have staff follow up on concerns expressed.

Lance Linden indicated being born and raised in Culver City; noted things in the City that need to change; stated that Exodus had not helped the previous speaker who has been in the program for a year find permanent housing; discussed roads and sidewalks around Tellefson Park that need to be fixed; he proposed adding a light or speedbumps at Venice and Huron; expressed pride in Culver City; felt Culver City Police Department (CCPD) did a great job; and he indicated that his main concern was for the homeless and that they be treated with dignity.

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

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JULY 14, 2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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### **Order of the Agenda**

Item P-1 was deferred to a future meeting; Consent Calendar Items C-7 and C-8 were considered separately; and Items A-3 and A-4 were deferred to a future meeting.

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### **Consent Calendar**

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Yasmine-Imani McMorris asked about the process to allow the opportunity for others to participate in the Beer and Wine Garden in Item C-8 and questioned when the minutes for the July 9, 2025 meeting would be available to the public.

Jeremy Bocchino, City Clerk, confirmed that minutes for the July 9, 2025 meeting would be available at the August 11, 2025 meeting.

Crystal Alexander, PRCS Commission Chair, discussed unanimous support for adoption of the grant proposal for Culver West Alexander Park in Item C-9; expressed appreciation for the efforts of staff to pursue the grant; and she hoped that PRCS would be able to share the services of the grant contractor with the Public Works Department.

David Metzler requested clarity on what the money for the Elenda Tri-School area in Item C-7 would be used for; discussed the traffic study conducted and staff recommendation for a stop sign; options; outreach; a study to achieve community consensus; safety measures that can and should be implemented; previous studies looking at what can be done to make the area safer; concern with lack of specifics on the item; and the request made at the previous meeting for a stop sign at Motor.

Carolyn Libuser discussed the traffic study for Item C-7; observing the problem; improvement since the crossing guard has

been placed at the location; questioned why money could not be spent on the stop sign and crosswalk at Motor and Braddock; discussed the dead-end crosswalk at Le Bourget and Braddock; and simple things that are cheap to fix.

Bryan Sanders, Elenda Residents for Peaceful Streets, discussed Item C-7; refusal of Culver City Unified School District (CCUSD) to use its own land to handle the traffic; addressing the situation by having the school handling the traffic onsite; CCUSD refusal to explore redesigning the use of their land; money used on a study that could be used to fully fund positions to open the two closed gates; the bottleneck of traffic on Elenda; and he asked that the staff report comparing current traffic with traffic during the COVID lockdown be amended.

Lorri Horn indicated living on Elenda for 25 years; discussed Item C-7; the amount proposed to be spent on a traffic study; staff plans for Elenda; the importance of backing plans for big changes with studies; concern with a study to support an agenda; removal of trees and parking spaces; turning a block into a bike lane; the importance of getting at root causes; having studies examine the impact of having gates closed on campus; studies to look at increases in permitting students; and other ways to address increased traffic flow without cutting down trees and changing the neighborhood.

Melissa Sanders indicated being a resident on Elenda for over 15 years; discussed Item C-7; those who live on Elenda; proposed spending the amount of money planned for the study on security guards for the gates instead; observed increased congestion once the gates were closed; the state of Elenda during the summer when school is closed; being clear on the end goal; the promise from Public Works that they would never take down healthy trees; she felt the amount proposed to be spent on the study was excessive; asked the City to get CCUSD on board with opening the gate; and she acknowledged the need for non-resident members of the student body to drive.

Marci Baun indicated living on Franklin near Elenda; expressed opposition to taking down trees, taking away parking spaces, or putting in unused bike lanes; discussed London Plane trees; climate change; not letting fear and the possibility of danger prevent doing what needs to be done; neighborhood input; skewing a study to provide a specific answer; and she felt that opening the gates and working with the neighborhood would solve the problem.

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Jack Galanty, with one minute ceded by Mark Galanty, noted that he was speaking on behalf of himself; expressed support for Item C-5 and felt that the storm water capture project would be beneficial to Culver City; expressed support for Item C-8 but noted concern that other non-profits were not fully utilized during the nomination process; supported Item C-11 as he felt it would help people prepare for wildfires; expressed support for Item C-12 as a good use of the City's budget noting the importance of green works projects; regarding Item C-7, he felt that studies show the community what is needed and what is possible; he noted that as a disabled cyclist, Elenda is usually his main route, but cars have been driving very fast down Elenda without mitigation; and he encouraged people to attend BPAC (Bicycle and Pedestrian Advisory Committee) meetings to get more information and quell fears.

Jeff Cooper, Culver City Exchange Club indicated being available for discussion for Item C-8 and he thanked staff for the extensive outreach throughout the community during the application process.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for June 14, 2025 to July 4, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JUNE 14, 2025 TO JULY 4, 2025.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on June 23, 2025 and the Special City Council Meeting Held on June 30, 2025**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 23, 2025 AND THE SPECIAL CITY COUNCIL MEETING HELD ON JUNE 30, 2025.

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Item C-3

**CC - Approval of an Amendment to the Existing Professional Services Agreement with AECOM, Modifying the Scope of Services for the Hayden Tract Specific Plan for an Additional Amount Not-to-Exceed \$100,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AECOM, MODIFYING THE SCOPE OF SERVICES FOR THE HTSP FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$100,000; AND,
2. AUTHORIZE THE CITY ATTORNEY COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY.

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Item C-4

**CC - Award of Construction Contract to GA Technical Services as the Lowest Responsive and Responsible Bidder, in the Amount of \$111,896.27 for the East Washington Fiber Optic Upgrade Project, PL015; and (2) Authorization to the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$16,784.44 to Cover Contingency Costs (15%)**

THAT THE CITY COUNCIL:

1. AWARD THE CONSTRUCTION CONTRACT TO GA TECHNICAL SERVICES AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$111,896.27 FOR THE EAST WASHINGTON FIBER OPTIC UPGRADE PROJECT, PL015; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$16,784.44 TO COVER CONTINGENCY (15%); 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-5

CC - (1) Adoption of an Addendum to the Initial Study/Mitigated Negative Declaration for the Washington Boulevard Stormwater and Urban Runoff Diversion Project, PR001; (2) Award of Construction Contract to Stacy & Witbeck, Inc., as the Lowest Responsive and Responsible Bidder, in the Amount of \$14,459,640 for the Washington Boulevard Stormwater and Urban Runoff Diversion Project, PR001 and Median Improvements, PS020; (3) Authorization to the Public Works Director to Approve an Additive Bid Item to the Contract in an Amount Not-to-Exceed \$2,332,000 Subject to Grant Funding Becoming Available; (4) Authorization to the Public Works Director to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$2,518,746 to Cover Contingency Costs; (5) Approval of an Amendment to the Existing Professional Services Agreement with Michael Baker International for Construction Management & Inspection Services in an Amount Not-to-Exceed \$400,000; (6) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$2,000,000 from Clean Water/Clean Beach (Fund 434) Fund Balance to PR001; and (7) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$2,490,000 Costco Wholesale Corporation Cost Share to PR001

THAT THE CITY COUNCIL:

1. APPROVE AN ADDENDUM, FINDING THAT THE MODIFIED WASHINGTON BOULEVARD, STORMWATER AND URBAN RUNOFF PROJECT (PR001) DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT WITH MITIGATION INCORPORATED AND THAT A MITIGATED NEGATIVE DECLARATION (MND) WAS APPROPRIATE; AND,

2. AWARD THE CONSTRUCTION CONTRACT TO STACY & WITBECK, INC., AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$14,459,640 FOR THE WASHINGTON BOULEVARD STORMWATER AND URBAN RUNOFF PROJECT, PR001 AND MEDIAN IMPROVEMENTS, PS-020; AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE AN AMENDMENT TO THE CONTRACT TO INCLUDE AN ADDITIVE BID ITEM IN AN AMOUNT NOT-TO-EXCEED \$2,332,000, SUBJECT TO THE AVAILABILITY OF GRANT FUNDING; AND,

4. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$2,518,746 TO COVER CONTINGENCY; AND,

5. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE WASHINGTON BOULEVARD STORMWATER AND URBAN RUNOFF PROJECT, PR-001 AND MEDIAN IMPROVEMENTS, PS-020 IN AN AMOUNT NOT-TO-EXCEED \$400,000; AND,
6. APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$2,000,000 FROM CLEAN WATER/CLEAN BEACH (FUND 434) FUND BALANCE TO PR001 (REQUIRES FOUR-FIFTHS VOTE); AND,
7. APPROVAL OF A RELATED BUDGET AMENDMENT APPROPRIATING \$2,490,000 COSTCO WHOLESALE CORPORATION COST SHARE TO PR001 (REQUIRES FOUR-FIFTHS VOTE); AND,
8. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
9. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

**CC - Adoption of a Combined Spending Authority with Logicalis Inc. and Golden Star Technology Inc. for Fiscal Year 2025-2026 in an Amount Not-to-Exceed \$250,000 for the Purchase of Replacement Hardware and Network Infrastructure**

THAT THE CITY COUNCIL:

1. APPROVE A COMBINED SPENDING AUTHORITY WITH LOGICALIS INC. AND GOLDEN STAR TECHNOLOGY INC. FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$250,000 FOR THE PURCHASE OF REPLACEMENT HARDWARE AND NETWORK COMPONENTS; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE RELATED PURCHASE ORDERS ON BEHALF OF THE CITY.

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Item C-7

**CC - Approval of Professional Services Agreement with Fehr and Peers for the Tri-School Traffic Study Project for \$248,000 with**



**a 15% Contingency of \$37,200 for a Total Amount Not-to-Exceed \$285,200**

Yanni Demitri, Public Works Director, noted many attempts to enhance safety over the past four years; recurring themes in emailed feedback received each time requesting data and studies; and requests to hire a consultant to hire a comprehensive study.

Andrew Maximous, Mobility and Traffic Engineering Manager, provided a summary of the material of record noting that there were no plans to remove trees or parking at this time.

Discussion ensued between staff and Council Members regarding the plan to provide three top options discussed for Council consideration; data collection; traffic analysis; traffic and pedestrian volumes; parking demand; possible solutions; the cost as being in the typical range; and clarification that the entire amount may not be spent.

Heather Baker, City Attorney, clarified for the record and the public that Council Member McMorris spoke as an individual, not as a Council Member and so her comments were to be considered as for any other member of the public for purposes of the Brown Act.

Mayor O'Brien acknowledged the request from Council Member McMorris and another Council Member to push Item A-4, but felt that since staff was present, he wanted to move forward noting that if the outcome was not to her liking, she had the option to have the item brought back.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH FEHR AND PEERS FOR THE TRI-SCHOOL TRAFFIC STUDY PROJECT FOR \$242,000 WITH A 15% CONTINGENCY OF \$37,200 FOR A TOTAL AMOUNT NOT-TO-EXCEED \$285,200; 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 - Adoption of a Resolution Granting an Alcohol Use Permit to the Exchange Club to Conduct a Beer and Wine Garden in Veterans Memorial Park During the 2025 Fiesta La Ballona**

Ted Stevens, PRCS Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding availability of the scoring rubric, and whether the question about experience makes it difficult for other organizations to compete.

Responding to inquiry, Jeff Cooper, Exchange Club, discussed donations made with monies raised from the event.

Additional discussion ensued between staff and Council Members regarding mission statements from the other organizations; potential partnerships with the other organizations that applied; involvement in Fiesta La Ballona in another capacity; and dealing with leftover food at the end of the night.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY EXCHANGE CLUB TO CONDUCT A BEER AND WINE GARDEN IN VETERANS MEMORIAL PARK DURING THE 2025 FIESTA LA BALLONA.

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Item C-9

**CC - Adoption of a Resolution Authorizing Staff to Submit Applications for a Funding Initiative through GameTime and Establish Culver West Alexander Park as a National Demonstration Site that Prioritizes Inclusion, Nature Integration, and Physical Activity**

THAT THE CITY COUNCIL:

ADOPT A RESOLUTION AUTHORIZING STAFF TO SUBMIT APPLICATIONS FOR A FUNDING INITIATIVE THROUGH GAMETIME AND ESTABLISH CULVER WEST ALEXANDER PARK AS A NATIONAL DEMONSTRATION SITE THAT PRIORITIZES INCLUSION, NATURE INTEGRATION, AND PHYSICAL ACTIVITY.

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Item C-10

**CC -Authorization of the Release of a Request for Proposals for the Resurfacing of Various Courts at Multiple Parks**

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR THE RESURFACING OF VARIOUS COURTS AT MULTIPLE PARKS.

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Item C-11

**CC - Adoption of an Ordinance Adopting Very High, High, and Moderate Fire Hazard Severity Zones by Amending and Restating in its Entirety Section 9.02.400 of the Culver City Municipal Code Regarding the Designation of Very High, High, and Moderate Fire Hazard Severity Zones**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE ADOPTING VERY HIGH, HIGH, AND MODERATE FIRE HAZARD SEVERITY ZONES BY AMENDING AND RESTATING IN ITS ENTIRETY SECTION 9.02.400 OF THE CULVER CITY MUNICIPAL CODE REGARDING THE DESIGNATION OF VERY HIGH, HIGH, AND MODERATE FIRE HAZARD SEVERITY ZONES.

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Item C-12

**CC - Approval of Final Plans and Specifications and Authorization to Publish Notice Inviting Bids for the Construction of Citywide Bioretention Basin Project, CIP No. PW006**

THAT THE CITY COUNCIL:

APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR THE CONSTRUCTION OF CITYWIDE BIORETENTION BASIN PROJECT, CIP NO. PW006.

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Item C-13

**CC -Approval of a Purchase Order with Motorola for Replacement Portable Radios in an Amount Not-to-Exceed \$534,529.85**

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH MOTOROLA FOR THE PURCHASE OF REPLACEMENT PORTABLE RADIOS IN AN AMOUNT NOT-TO-EXCEED \$534,529.85; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-14

**CC -Adoption of a Resolution Authorizing the Sale of 20 Surplus Radios to the City of Glendora, California, at a Price of \$350 per Radio for a Total Sale Amount of \$7,000 and Authorizing the Future Sale of Additional Surplus Radios to the City of Glendora at the Same or Better Price**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION AUTHORIZING THE SALE OF 20 SURPLUS RADIOS TO THE CITY OF GLENDORA, CALIFORNIA AT A PRICE OF \$350 PER RADIO FOR A TOTAL SALE AMOUNT OF \$7,000 AND AUTHORIZING THE FUTURE SALE OF ADDITIONAL SURPLUS RADIOS TO THE CITY OF GLENDORA AT THE SAME OR BETTER PRICE.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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#### **Public Hearing Items**

Item PH-1

**CC - Introduction of an Ordinance Approving a City-Initiated Zoning Code Amendment (P2025-0125-ZCA) Replacing the Current Sign Ordinance in its Entirety with a New Sign Ordinance and Adding New Definitions to the Zoning Code, and Related**

**References to Municipal Code Chapter 13 (Project), and Exemption from CEQA**

Council Member Fish exited the dais.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY MAYOR O'BRIEN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF MAILING AND POSTING OF PUBLIC NOTICES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: O'BRIEN, PUZA, VERA

NOES: NONE

ABSENT: FISH, MCMORRIN

Emily Stadnicki, Current Planning Manager, introduced the item and the consultants, and she discussed the need to update the sign code.

Council Member Fish returned to the dais.

Laura Stetson, MIG, provided a presentation on the update to the sign code; discussed the need for content neutrality; treating commercial and non-commercial speech the same; the ability to regulate time, place, and manner; forwarding legitimate government interests; community aesthetics; outreach; highlighted revisions; A-frame signs; encroachment permits; total sign allowance; components of signs on roofs; comprehensive sign programs; master sign programs; real estate open house signs; non-conforming and abandoned signs; allowing a longer period for a business to reuse a sign; related code amendments; the new provision to allow a 10% increase in sign area subject to a minor modification process through staff; and exemption from CEQA (California Environmental Quality Act) compliance.

Emily Stadnicki, Current Planning Manager, noted that the proposed ordinance did not cover creative or iconic signs as further study is necessary to find appropriate design standards; indicated that staff would bring back the item at a later date; and she discussed the staff recommendation.

Discussion ensued between staff and Council Members regarding appreciation to the Planning Commission and staff for their work; education and enforcement; penalties for pop-up advertising signs in medians; and sign removal.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, O'BRIEN, PUZA, VERA

NOES: NONE

ABSENT: MCMORRIN

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Yasmine-Imani McMorris indicated being a Council Member and the former Mayor of Culver City speaking as a member of the public; thanked staff, the consultant, and the Planning Commission for their efforts; expressed appreciation for the City-wide sign allowance; questioned the number of people engaged with in the study session and public hearing; asked about the vote in 2024; and the timeline for creative and iconic signs.

Discussion ensued between staff and Council Members regarding clarification that a vote had not been taken at the Planning Commission workshop in 2024 and that no particular date had been designated for bringing back the portion regarding iconic and creative signs.

Darrel Menthe, Planning Commission Vice Chair, noted that additional recommendations from the Planning Commission had been included in the staff report; discussed A-frame signs placed on the sidewalk; requirements for an encroachment permit; lack of protection for iconic and historic signage; and he asked that the City Council support the two Planning Commission recommendations to ensure that the encroachment fee for A-frame signs be nominal, and that there be a moratorium on any removal of signs more than 25 years old until the new rules are adopted.

Vice Mayor Puza exited the dais.

Barbara Broide, Coalition for a Beautiful Los Angeles, provided background on the organization; applauded the City for the hard work on the sign ordinance; expressed appreciation for the continued prohibition of billboards in Culver City; expressed serious concerns about the proposed kiosk sidewalk advertising program which places miniature billboards on the public right of way; she asked how the new measures would regulate public right of way signage and whether the previously approved program

would be affected; she asked that correspondence she provided to Culver City last year be included in the public record; noted public interest in signage when they understand what is at stake; she asserted that people want their visual environment clean and want to ensure that if digital signs appear that they are far away from traffic so there is no risk; discussed studies that indicate that changing digital images endanger public safety; she asked that there be safety studies done and that the program not be exempt from CEQA review for cumulative impacts on the urban environment; asked how aesthetics were being handled; and she proposed that a strong penalty structure for illegal signage be added in light of world class athletic events coming to Los Angeles.

Jack Galanty, with one minute ceded by Mark Galanty, indicated that he had not been aware of the meetings taking place and wished he could have attended them; hoped the City could do better with noticing; expressed support for the updates; felt the City should recommend LED signage to reduce energy output; noted the omission of a requirement to follow ADA (Americans with Disabilities) guidelines that he felt should be added; asked about the prohibition on pole signs; discussed signage allowed as part of special event permits; and he expressed support for a moratorium on removal of signage older than 25 years old until revisions are implemented.

Discussion ensued between staff and Council Members regarding ADA Guidelines; staff agreement to research what other cities have done; and A-frames in public right of way.

Jessica Beagles-Roos called to speak but was not present in person or online.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding Planning Commission recommendations; the \$267 fee proposed for A-frame signs; code enforcement; language indicating that signage should be four feet from the intersection to allow for ADA access; basic requirements; and the ability of City Council

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to provide direction to staff to not enforce the section of the ordinance regarding iconic and historic signage that is more than 25 years old.

Vice Mayor Puza returned to the dais.

Additional discussion ensued between staff and Council Members regarding changing the fee to \$100; annual permits for real estate agents to apply their signs; lack of context for why the fee amount was chosen; cost recovery; the need to adopt a resolution to adopt a fee schedule in order to change the fee amount; and City Council direction for a stay of enforcement.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2025-0125-ZCA, REPLACING THE CURRENT SIGN ORDINANCE IN ITS ENTIRETY, ADDING DEFINITIONS TO CCMC TITLE 17 - ZONING, AND ADDING RELATED REFERENCES TO MUNICIPAL CODE CHAPTER 13, AS OUTLINED IN EXHIBIT A, AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) ADD A SECTION 4 TO THE ORDINANCE DIRECTING STAFF NOT TO ENFORCE THE REMOVAL OF ABANDONED NON-CONFORMING SIGNS OLDER THAN 25 YEARS OLD WHILE STAFF STUDIES THE POTENTIAL FOR AN AMENDMENT TO THE CODE TO CREATE AN ICONIC SIGN DESIGNATION AND A REQUEST TO BRING BACK A DISCUSSION OF FEES FOR A-FRAME PERMIT APPLCIATIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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#### **Action Items**

##### Item A-1

CC- (1) Adoption of a Finding that the Interactive Digital Kiosk Program is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301(c) (Class 1), 15303 (Class 3) and 15304 (Class 4); (2) (If Desired) Approval of an Agreement with IKE Smart City, LLC for the Implementation of an Interactive Digital Kiosk Program, Including Commercial Advertising, Along City Sidewalks and Public Right of Way; and, (3) Direction to the City Manager as Deemed Appropriate



Mayor O'Brien exited the dais.

Elaine Gerety Warner, Economic Development Manager, provided a summary of the material of record.

Mayor O'Brien returned to the dais.

Discussion ensued between staff and Council Members regarding new findings resulting in a more refined agreement; clarification that no other outdoor advertising opportunities were explored; the RFI (Request for Information) released in 2021; history of the item; providing pedestrian-focused advertising at no cost to the City with the implication that it be in the public right of way; public interaction; bus shelter advertising that came up after IKE had been selected; implementation of kiosks before bus shelter advertising; the radius in the contract to avoid saturation with other contracts; kiosks containing transportation information; limitations if the City opts to do advertising on bus shelters with another provider; restrictions on types of ads; the comprehensive list in the RFP (Request for Proposals); the ability to add limitations; and placement of Metro BikeShare.

Clay Collette, IKE Smart Cities, discussed the buffer required to protect the investment in the program and noted that street furniture without advertising is not an issue.

Additional discussion ensued between staff and Council Members regarding the 20 year agreement; the phased process; projections made for a total of 20 years; maintenance; negotiations for continuation of the program after the 20 year term; the ability to terminate the commitment to 15 kiosks in the ground for 20 years; the minimum annual guarantee from IKE; and the ability to terminate the contract for failure to maintain or breach of contract if IKE does not remedy the situation.

Clay Collette, IKE Smart Cities, discussed the 10 year initial term with a 10 year renewal; the ability to terminate the contract in the event of failure to meet obligations; and responsibility of IKE to remove the kiosks and return the sidewalk back to the original condition.

Further discussion ensued between staff and Council Members regarding data collection; access to data; gated access to the photo booth; the Culver City IKE privacy policy; no personal identification associated with photos; gated Wi-Fi; scrubbing

of data within 24 hours; and the ability to decline the optional features that require gated, personal identifiable information.

Clay Collette, IKE Smart Cities, asserted that they were not selling data; discussed sources of Personally Identifiable Information (PII); and he confirmed that the City Council could remove the two options involving PII from the kiosks.

Additional discussion ensued between staff and Council Members regarding prohibited forms of advertising; whether guns are included in the prohibition on violence; ensuring that cannabis is included in the prohibition; concern about affects to implementation of the Metro Bike program; the ability of staff to conduct a radial analysis of proposed locations to determine impact; the potential to incorporate advertising into a bus shelter program in Phase 2; taking the cost of building bus shelters into the revenue structure; other programs that subsidize the cost of bus shelters; and the possibility of an advertising program with a different company at other locations.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Yasmine-Imani McMorris indicated being a Council Member and former Mayor of Culver City speaking as a member of the public; gave a shout out to West Los Angeles Jack and Jill present in the audience; discussed continuing concerns about encroachment and opening public space to private uses; potential revenue to Culver City; incorporation of cost-sharing, maintenance, and monitoring; data share limitations; engagement with kiosks in other cities; length of time the data is held by IKE; accessibility of data to others; sustained concerns about the project by community members; exploration of bus shelters outside of Phase 2; experience of IKE in other cities; ensuring any changes made to the public right of way are done right; and she expressed appreciation for the ability to speak.

Crystal Alexander indicated speaking as an individual; discussed the work of the subcommittee; support for a reasonable program; the private contract; opportunity for the City's public use; consideration of Item A-2 and use for CCUSD; opportunity with large public events coming to the area; the importance of conferring with the Transportation Department regarding advertising on bus shelters; and she expressed support for the program.

Huong Nghiem-Eilbek urged the City Council to reconsider the program due to serious surveillance concerns; discussed recent City review of contracts with other companies that use AI, facial recognition, and machine learning algorithms; the request for transparency; access to surveyed information; requests to staff for data; examination of kiosk data; kiosks with embedded surveillance technology that is said to be inactive; risk to immigrants and People of Color; data from similar systems bought and sold through data brokers and shared with immigration officials; undermining sanctuary city protections; traumatized community members afraid to leave their homes; concern with adding more cameras on the street; level of censorship of the kiosks; large companies that outnumber grassroots organizations and small businesses; and use of City resources to audit and prevent misuse during this volatile time of the country's politics.

Melissa Sanders was tired of people shutting down ideas based on assumptions; expressed concern with people not believing what they are being told; she welcomed people to do their own research; noted that Culver City needed money; proposed that Council Member McMorris who serves on the board of LAHSA (Los Angeles Housing Services Authority) get the money back; discussed services provided; the need to make the best decision for Culver City; the opportunity with the Olympics; and she did not want people to be afraid of something because the federal administration is terrifying.

Travis Morgan, with one minute ceded by Karyn Marks, reported the sale of Corporate Pointe in Fox Hills that would bring in \$2.8 million into the City within the next week; discussed being mindful before making knee jerk reactions based on the feeling that the City is going broke and will be bankrupt; other properties that have been upzoned in Fox Hills; RE taxes; he asked that the item be looked at as to whether the project is a benefit to the City or not; pointed out other sources of revenue; questioned whether the RFP had looked into any other options; noted that the RFP was crafted narrowly to elicit just one qualified proposal; he reported that IKE had enlisted the services of former Mayor Andy Weissman to engage with staff; he questioned whether staff had interacted with any other companies when engaging in the RFI and RFP processes; other valuable options to gain revenue for Culver City; exclusion of bus shelters when crafting language; he presented slides with images of bus shelters from West Hollywood; discussed information provided from IKE on minutes used per day that makes it clear that 99% of the time the device is a billboard, not a kiosk;

interactive kiosks in bus shelters; and building interactive kiosks into existing street furniture in right of ways.

Disa Lindgren recommended voting against the problematic IKE Smart Cities contract; asked that if the City was intent on moving forward, that they find another vendor due to the troubling track record of IKE with multiple cities; discussed lack of benefit to the community with IKE seeking to control the public right of way; concern with length of the contract; changing technology; ensuring that technology investments make sense; concern with being locked into what one particular contractor will be able to deliver; lack of guarantees that any given contractor will innovate in positive ways in the span of a decade; concerns about surveillance and privacy; tools that can be used for bad purposes; data stored for 24 hours; hacking; she felt no single vendor should monopolize all advertising as proposed; and she felt decisions regarding advertising on transit stops, bikes, scooters, carshare programs, and public benches should be determined by the City.

Andrew Lachman indicated speaking on behalf of himself; discussed bus billboards; financial terms of the contract; leaving the door open to other possibilities; the program as providing an opportunity to pay for nice things in Culver City; opportunities in Phase 2 to work together and share revenue with CCUSD; the reasonable and cautious step; and revenue guarantees.

Dillon Foster voiced concerns with buffer zones related to street furniture or infrastructure; discussed having to move street furniture and infrastructure; shortening the amount of the space or eliminating the buffer; ad sharing revenue as helpful to the City budget; the need for the City to control the public right of way; and benefit to the company.

Mary Daval acknowledged that Culver City needed revenue but did not feel that the IKE kiosks would serve the City in the long run; discussed the need to consider ramifications of the kiosks; concern that the technology is already outmoded as it is intended to be used for the next 10-20 years; information offered by IKE as all being available on cell phones; taking up valuable sidewalk space with outdated technology that has a contract limiting what the City can do with their sidewalks by requiring space for the kiosks; and she felt that looking at companies that would utilize bus stops would be a preferable source of revenue and would not undermine goals of being a walk-friendly destination.

Jack Galanty, with one minute ceded by Mark Galanty, expressed support for the program but noted strong issues; discussed setting boundaries if IKE is being allowed into the City; opposition to the exclusive clause around bus stops; the need to conserve sidewalk space; concern with the large percentage of time the kiosks would be advertisements instead of wayfinding; prioritization of bus stops; usefulness outside of the downtown area; difficulty utilizing similar technologies from a wheelchair; outdated information; lack of benefit of the kiosks to wheelchair users; ensuring that information is updated regularly; the importance of wayfinding over prioritizing public service and City sponsored events; lack of a mention of dimming during nighttime hours adjacent to residential areas; opposition to use of cameras due to future use of facial recognition technology; lack of clauses banning facial recognition technology and data privacy laws; the feeling that kiosks provide something different; the need to ensure that information is updated regularly for ever-changing restaurants, businesses, and attractions; and he indicated that if information was not updated, the kiosks would just be billboards.

Jeff Cooper expressed support for IKE; discussed his positive experiences using digital kiosks in other cities; one-time tax revenue mentioned by a previous speaker vs. continuous revenue from IKE; recent zoning changes from the state; providing an asset to the walkable City; benefits to visitors and to downtown businesses; regular updates to information; and he encouraged the City to move forward with the item.

Jessica Beagles-Roos was called to speak but was not present in person or online.

Kalani Whittington displayed LED lights she wears when out after dark; felt that the LED was a good tool to illustrate the light pollution that LED lights emit; discussed visibility of an LED advertisement in the distance off of Lincoln Boulevard when driving from Playa del Rey toward Culver City; appropriateness of such lights at the Metro Station; comparisons with West Hollywood that has Sunset Boulevard and Santa Monica Boulevard running through it; questioned whether they were looking for a Las Vegas vibe; hoped online gambling would be restricted; expressed concern with committing to 20 years with a company that has only been in existence for 10 years; and discussed concerns with cyber security.

Council Member Vera exited the dais.

Leah Pressman noted her previous comments opposing the kiosks; echoed concerns about privacy and data sharing expressed by Council Member McMorris; hoped that if the kiosks moved forward, the City would do everything possible to restrict collection and selling of data collected from the phones of passers-by; the land grab with restrictions on other advertising in such a large radius that were not previously disclosed; shared concerns about IKE's involvement in past scandals and the terrible reputation of the company; concerns about outdated technology; people in other cities reporting that the kiosks are rarely used; information readily available from cell phones; the need for revenue; ensuring that selling the public right of way and diminishing the City's charm nets the maximum community benefit; using the money in a way that truly helps the community; she asked the City to consider earmarking money received for the Housing and Human Services Department; and pointed out the need for a guarantee that Culver City is getting the best possible deal compared to other cities along with a Most Favored Nation clause.

Council Member Vera returned to the dais.

Gary Zeiss discussed the 150-foot radius; the long conversation at the previous meeting regarding Automated License Plate Readers (ALPRs); whether usage by CCPD makes ALPRs evil; red light cameras; concern with hacking; facial recognition of undocumented migrants; Council Member priorities; and the importance of taking a consistent approach.

Darrel Menthe, Culver City Downtown Business Association (DBA), discussed the 50/50 revenue share and partnership with IKE; the new outdoor advertising venture; kiosks observed on Telegraph Avenue in Berkeley; he asked that the DBA be involved in selection of downtown locations; and he proposed that the City take some of the money to hire a full-time staff position to manage the City content-space and cultural calendar noting the value of fresh content on a constant basis to produce something good for the City.

Discussion ensued between Clay Collette, staff, and Council Members regarding concern voiced by the public with outdated technology; the in-house software team; constant updates; upgrades to competing components in each kiosk; change-out of screens every 8-10 years; investing and maintaining the units for the life of the term; privacy concerns; opt-in photos and Wi-Fi; disclosure language; procedures for deletion of data; RFI and RFP response; outreach; the other company that

responded; research on other kiosk companies; the RFP process; and automatic dimming of screens based on ambient conditions.

Additional discussion ensued between staff and Council Members regarding lack of response to an email asking for a bid from the large outdoor vendor; the need to close the spending gap; the ballot measure for increased sales tax in August; exploring opportunities to allow the City to grow; concern with lack of options considered; narrow crafting of the RFP; the fact that kiosks were chosen from the start when there are other options available; other companies engaged by neighboring cities; the experience of Houston with IKE kiosks; skepticism that the interactive elements would be used; potential use of interactive elements at bus shelters; exploration of what can be done; digital billboards that use the same form of revenue share; the large digital billboard imposing on the public right of way; appreciation for the work of the subcommittee; support for exploration of additional options; opening up the process to consider other types of advertising; the feeling that there should not be a rush to engage in a twenty year contract; ensuring that all options are explored; a suggestion to put out another RFP to consider more options; concerns about the prohibitive 300 foot radius creating an obstacle for exploration of an advertising program with bus shelters; support for earmarking the funds for specific cases; housing costs that were moved to the General Fund; and designation of funds for the Affordable Housing Trust Fund.

Further discussion ensued between staff and Council Members regarding original discussions about the item in 2019; the feeling that due diligence has been done and the process has not been rushed; work of the subcommittee; agreement to add language about online gambling and alcohol; agreement that the DBA should have input into placement; the work of the subcommittee; responsibility for City content; assistance from IKE in developing content for the kiosk; the Public Information Manager; the partnership between IKE and the City to manufacture the slides; the passive mode component where City content would be included; clarification that 1 out of 8 slides that go in a circular rotation would be a City slide; support for partnerships to bring money into the community; one-time monies from Fox Hills; and the need for a constant revenue stream.

Responding to inquiry, Clay Collette, IKE, indicated that if terms of the contract were not fulfilled by IKE, Culver City had the option to hold IKE accountable and terminate the contract with IKE returning the sidewalk to the previous

condition.

Discussion ensued between staff and Council Members regarding fear from the community; confidence in IKE; support for moving forward; consideration of the proposal since 2019 or 2021; consideration of content and placement; and community involvement.

Additional discussion ensued between Clay Collette, staff, and Council Members regarding average level of community engagement in different cities; elements of the kiosk being used; access to data and length of data retention; the third party partner that creates the QR codes; lack of experience with bus shelters; other advertising products; other cities that have bus shelter programs with other vendors; protecting the partnership and investment in the program; other viable options that the City can explore; costs; research into whether revenue from bus shelters would go into the General Fund; negative press about IKE; City Council approval of IKE in Seattle; concerns about privacy and surveillance; and work with the ACLU (American Civil Liberties Union).

Further discussion ensued between staff and Council Members regarding ADA compliance; members of the community that want to be involved with siting; involvement of the BPAC; the importance of getting the program right; benefits to the program; creativity with how revenue is generated without over-burdening residents; approval of Jubilo Village; appreciation for restrictions on ad content; regular maintenance requirements; community input on placement; turning off camera and internet usage until further notice from the City Council; integration into the community; assistance in stabilizing the budget; support for local businesses; acknowledgement of the advertising zones; support for dedicating a percentage of the revenue to the Housing Trust Fund and parks; allocation of revenue generated from the bus shelters; and investigation of a bus shelter program in other parts of Culver City.

Discussion ensued between staff and Council Members regarding support for adding more specific language to include cannabis in advertising restrictions; budget concerns; revenue sources; clarification on restrictions to proximal advertising; advertising in the right of way; digital kiosks in Tampa; the curated kiosk with narrowly focused information put out to the public vs. information on cell phones; inclusion of kiosks in modern cities; the Olympics; and opt-in camera functions.



Additional discussion ensued between staff and Council Members regarding support for moving forward with a motion for the first phase; looking at the second phase as things proceed; including limitations for advertising for cannabis, alcohol, and online gambling; approving new features rather than being notified; adding in estimated timelines for hardware and software updates; adding an Exhibit F which would be a schematic; the advertising component; the need for clarification regarding camera and Wi-Fi functions; and adding a reference to dimming capabilities.

Further discussion ensued between staff and Council Members regarding the policy decision to earmark 25% of earnings for the Affordable Housing Trust Fund; clarification that an Affordable Housing Trust Fund had not been approved; concern with restrictions with earmarking monies; setting aside money after the fact; the structural deficit; ensuring that there is a balanced budget; the ability of three Council Members to agendaize consideration of earmarking monies; and the separate City Council action to allocate monies.

Responding to inquiry, Clay Collette, IKE, discussed maintenance and he agreed that lack of response would be grounds for termination.

Discussion ensued between staff and Council Members regarding people with concerns about what is going on at the national level; the ability to consider adding camera and internet functions at a later date; approval contingent upon leaving out camera and internet function; agreement to add a finding that the program is exempt from CEQA; the default and remedy provision in the agreement; and a request to provide an exemption in the contract for Metro Bike Share due to the 300 feet diameter provision.

Clay Collette, IKE, questioned whether BikeShare locations would be in proximity noting that having BikeShare too close to a kiosk could harm their investment and partnership.

Additional discussion ensued between staff and Council Members regarding City Council approval of kiosk siting; timing of the implementation of the Metro BikeShare program; concern with limiting the Metro Bikeshare program; sponsorship of the BikeShare program; and clarification that advertising on bicycles and branding on the bike stations are not considered a conflict.

Further discussion ensued between staff and Council Members

regarding agreed upon additions and changes to be included in the motion; adding an exemption for sponsored branding on Metro BikeSharebikes; adding in language indicating that the City would have the right to approve new features, not just be notified of them; adding in the timeline for updating both the software and hardware including an approximate estimate to ensure that the kiosks are current and innovative; adding Exhibit F to include a schematic drawing of the kiosk cabinet to ensure a clear and defined definition of the kiosk as well as the dimensions; updates to the advertising section to prohibit alcohol, online gambling, and cannabis; inclusion of language regarding the dimming component to ensure that the light is always maintained at an ambient level; ensuring that the camera and Wi-Fi functions are not enabled; having a discussion about earmarking dollars once an Affordable Housing Fund is created; and including the CEQA exemption.

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

1. ADOPT A FINDING THAT THE INTERACTIVE DIGITAL KIOSK PROGRAM IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTIONS 15301(C) (CLASS 1), 15303 (CLASS 3) AND 15304 (CLASS 4), AND THAT THERE WILL BE NO CUMULATIVE IMPACTS OR SIGNIFICANT IMPACTS, AS DESCRIBED IN THE CEQA MEMORANDUM; AND,

2. APPROVE AN AGREEMENT WITH IKE SMART CITY, LLC FOR THE IMPLEMENTATION OF AN INTERACTIVE DIGITAL KIOSK PROGRAM, INCLUDING COMMERCIAL ADVERTISING, ALONG CITY SIDEWALKS AND IN THE PUBLIC RIGHT-OF-WAY INCLUDING ADDITIONAL ITEMS AS AGREED UPON BY THE CITY COUNCIL; 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.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: O'BRIEN, PUZA, VERA

NOES: FISH

ABSENT: MCMORRIN

Council Member Fish asked to read into the record his reasoning for the lack of proposals considered including bus shelters in

the hope that an RFP could be done for those and he asked that be included in the summary.

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Item A-2

**CC - (1) Consideration of a Request from Culver City Unified School District for \$2.5 Million to \$7.5 Million Per Year from the City of Culver City from Fiscal Year 2025-2026 through Fiscal Year 2027-2028; and (2) Provide Direction to the City Manager as Deemed Appropriate**

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

Discussion ensued between staff and Council Members regarding timing for a parcel tax measure; placing a parcel tax on the ballot; three year coverage to address the period of time before a parcel tax could be received by CCUSD; timing for the item to be placed on the tax roll and for monies to be available; the need to look at City programs to be cut in order to move forward with the item; the existing structural deficit; the proposed quarter cent sales tax; concern with adding millions more of annual funding; accommodating an ongoing request for revenue from the City that would result in making decisions to reduce City services; the current forecast that includes no growth in City services; the growing community; increased demand for services that are not built into the forecast; capital projects; carryover funds; the ability of the City Council to reduce capital spending to create funding; the request for funding for three years that could expand; concern with opening the door and starting down the path of supporting CCUSD; the short-term response; the continuing need for capital expenditures; renting out the CCUSD parking lot for immediate revenue; workforce housing for teachers and affordable housing that might provide revenue generation after a certain period of time; and ensuring that CCUSD considers all viable options.

Mayor O'Brien indicated that his wife is an employee of CCUSD.

Vice Mayor Puza exited the dais.

Heather Baker, City Attorney, indicated that under FPPC (Fair Political Practices Commission) regulations regarding source of income and personal financial impacts, the Mayor's wife's salary is exempt from being considered as a financial impact, and she

noted exemptions that deem there to be no legal financial impact and allow the Mayor to participate.

Discussion ensued between staff and Council Members regarding current CCUSD conversations about renting out the parking lot; urgency; and timeframe for the current fiscal year.

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Yasmine-Imani McMorris indicated being a Council Member and former Mayor of Culver City speaking as a member of the public; thanked staff for the staff report; expressed appreciation for the leadership of CCUSD; and she noted her efforts to get the item agendaized for Council consideration.

Vice Mayor Puza returned to the dais.

Yasmine-Imani McMorris expressed openness to the \$2.5 million request to support CCUSD with the option to revisit; discussed budgets as a reflection of values; investments as not being zero sum; felt that the City could support parks, housing, schools, seniors, and innovate to ensure that the City is living out their values; discussed her service on the CCUSD/City Council Subcommittee since joining the City Council; support for more frequent collaboration; partnership on budget issues; insight on challenges as both entities navigate areas of opportunity; supporting one another in times of uncertainty; and she expressed support for providing fiscal dollars for CCUSD.

Triston Ezidore, CCUSD School Board President, reported that CCUSD was facing a structural deficit that could not be addressed by cuts alone; discussed technically meeting the state's reserve through a one-time use of redevelopment agency dollars that expire by 2027-2028; information in the staff report that minimizes the urgency of the financial situation; deep layoffs, loss of essential programming, and increased risk of state receivership without additional support; he stated that the request was not unprecedented citing contributions made by Santa Monica in their Joint Use Agreement; he stated that schools were public good and everyone benefitted from strong schools; cited growth of the City mentioned by the City Manager which proves the point that they need to collectively meet the demand; the inability to entertain aspirational conversations due to immediate and pressing needs; and the request for a short-term fix to enable them to look at long-term solutions.

Dr. Brian Lucas indicated being retired from CCUSD; expressed appreciation for City support; requested support at a critical time for CCUSD noting the immediate funding need; discussed his work with various other school districts; things in place in Culver City that do not exist elsewhere; and planned cuts.

Darrel Menthe, with one minute ceded by Sarah Stevenson, indicated speaking as an individual; expressed support for providing funds to CCUSD noting that public schools are the bedrock of democracy; discussed the idea that public schools are the bare minimum and those wanting more need to attend private school; equity; he asserted that public schools were the foundation of the middle class and not charity; pointed out that the children of Culver City were also the responsibility of the City Council; discussed additional fundraising tools provided to cities that school districts do not have; school districts as relying on the parcel tax; he advocated for using the tools of city government to help CCUSD; noted that General Plan 2045 calls for another 20,000 residents; increased school attendance; the need to get past the funding gap; spending choices made by the City Council; he urged the City Council not to let bad decisions block them from doing the right thing now; stated that when it came to City finances, this was the exception that needed to be made; and he asserted that in order to strengthen democracy and community, they needed to invest in public education.

Crystal Alexander indicated speaking as a single PRCS Commissioner, not as a representative of the entire Commission; recommended that any recreational use reciprocation contemplated be subject to a public review process at the PRCS Commission prior to any revised Joint Use Agreement being on the agenda for adoption by the City Council or CCUSD; discussed precedent with the proposal for the Retting building being considered by the Planning Commission; she asserted that for too long, the Joint Use Agreement has existed in the shadows; stated that input on the Joint Use Agreement and its design is important if the PRCS is subject to service reductions as a result of funding CCUSD; and she felt the public was owed the transparency.

Sara Pirooz indicated having two students at CCUSD; noted that many people move to Culver City for the School District; dreaded the day that CCUSD is the reason they leave Culver City; discussed financial challenges being faced by CCUSD; comparisons with other school districts; the need for a symbiotic

relationship between the City and CCUSD; the qualified budget certification; risks to not meeting financial obligations within the next two years; potential cuts to essential programs, diminishment to education, and threats to the high status of CCUSD; the agreement by Culver City to invest \$7.5 million to ensure stable finances, preserve critical programs, safeguard independence, maintain facilities, protect employees, and student interventions; and she asked that the City preserve what makes Culver City special.

Council Member Fish exited the dais.

Ron Levinson, with one minute from Melissa Sanders, provided background on himself; noted that CCUSD and property owners needed help; discussed moving to Culver City for the school district; funding; dramatic cutbacks made this year; additional cuts to be made; cuts that will affect English learners; foster students, and the homeless population; concern with negative effects to students and property values; the need for additional funding to retain vital services; inaccurate facts presented; and he asked those with questions to reach out to CCUSD to get the facts.

Stephanie Mensones Alvarado was called to speak but was not present in person or online.

Dee Montealvo provided background on herself; asked the City Council to help with a true financial partnership and move away from scary consequences of being in a receivership; discussed less affluent schools; the potential for a strong partnership; \$10 million per year that Santa Monica provides to their schools; the repeated request for City assistance from the CCUSD president for years; she reported success in gaining a grant noting that they were resourceful; and she asked for help from Culver City.

Jeanine Lizotte indicated being a school counselor in CCUSD; echoed comments made by previous speakers; discussed demonstrating commitment to the community with a partnership; people who want to move into Culver City because of the strong schools; she noted the importance of a commitment of financial support from Culver City; and she thanked the City for supporting the schools.

Ray Long pushed back on inaccurate statements made by staff; discussed money provided for the crossing guard program noting that 98% of municipalities in California pay for crossing

guards; refuse and sewage; disappointment that the request to bridge a gap is being portrayed as a request for ongoing support; the Joint Use Agreement in Santa Monica; opening access to recreation programs; shared use of playgrounds and parks facilities; he asserted that good schools meant more tax revenue for the City; pointed out decreased revenue in cities that do not care about their schools; he felt that Culver City should be modeling after Santa Monica; asked Council Members to speak to the City Manager and Mayor of Santa Monica; and he asked Culver City to do what is right for the students of CCUSD.

Lindsay Carlson with one minute ceded by Scott Crichton was called to speak but was not able to be heard.

Megan Oddsen Goodwin was called to speak but was not present in person on online.

Abby Wood discussed turning down job offers in other states rather than moving her children out of CCUSD; indicated that she would support a parcel tax, but in the meantime she asked the City to step up and help CCUSD remain a destination; and she noted the importance of keeping families from being lured away.

Carolyn Libuser expressed conflicted emotions about the issue; felt that if the City helped CCUSD, greater access should be given to school facilities; discussed the Joint Use Agreement; reported attending CCUSD Board meetings for the past four years and trying to alert them to the worsening situation; noted that people were finally listening and trying to remedy the circumstances; she acknowledged that something needed to be done; and she felt if money was given she wanted to see a reciprocal situation.

Council Member Fish returned to the dais.

Huong Nghiem-Eilbek was called to speak but was not present in person on online.

Marci Baun discussed spending money frivolously without looking to the future; encouraged Culver City not to be like Santa Monica; discussed financial issues faced by Santa Monica due to loss of tourism monies; indicated that she would be more in support of the issue if Jubilo Village were not being funded; and wanted to see support for people who currently live in Culver City and CCUSD.

Travis Morgan, with one minute ceded by Karyn Marks, was not sure whether the decision should be made immediately or if there were other factors to consider; indicated that as a businessman he believed strongly in balancing the books and not spending money he does not have; reported one-time funding coming in; he presented a slide indicating that \$2.8 million in real estate taxes would be coming to Culver City; discussed unexpected revenue; addressing the unexpected request for expenditures; tying the decision upon receipt of RE funding; support for public schools; belief that the community is tied to the success of schools; property values; and he asked that the schools be supported.

Dr. Adrienne Thomas, Culver City High School Principal, discussed staff and student excellence, even in while navigating current financial challenges; making sustainable stable school funding a priority; the need for a stable and clearly defined financial partnership with Culver City; providing predictable resources needed for long-term planning to reserve essential programs and drive continued success; economic uncertainty; creating a strategic partnership with shared investment; acknowledgement of efforts of Culver City to address its own financial gaps and priorities; reenforcing a vision for the community's future; and investment in schools as a way to strengthen the long-term viability of Culver City.

Stephanie Loreda, CCUSD Trustee, urged the City Council to examine ways to partner with CCUSD to retain the destination School District status; discussed providing quality education as the City grows; flexibility with the amount of support over the next three years; the need for support for the three year projection required by the state; the first interim report due in the fall; help in buying time to implement long-term large sum revenue sources such as a new parcel tax; time needed to develop housing on under-utilized properties; and she asked the City Council to tell voters that they value youth and the quality of schools by directing staff to review options for funding and continue conversations of partnership.

Lindsay Carlson, with one minute ceded Scott Crichton, provided background on herself; indicated addressing the City Council from Capo d'Orlando, Italy; discussed a potential exchange student program; her belief in a real partnership with the City; limited ability to raise necessary funds; inaccuracies in the staff report; the superficial overview of education finance and incorrect assessment of CCUSD's finances in the consultant's report; she encouraged better partnership with CCUSD to get a



more accurate picture of the financial situation and options available to CCUSD; discussed the united Board and District Administration working hard to undo bad decisions made in the past, to deal with cuts to education by the state and federal government, and to bring in more revenue; expressed support for her colleague's funding proposals and adoption of one of the options suggested; she asked that the item not be turned into an all or nothing situation noting the serious and urgent need; discussed Council Member Vera's proposal to fund CCUSD for \$3 million for the upcoming year as a reasonable compromise that would keep options flexible; investment in schools; prioritizing schools; the request from the City for additional taxes; and future support for City Council candidates.

Disa Lindgren noted the need for the City to make a monetary commitment to CCUSD as schools are in jeopardy; requested significant multi-year funding to CCUSD to help avert further deep cuts; the importance of schools in the City; underfunding caused by the passage of Proposition 13 in the 1970s; the pandemic; destruction of the Federal Department of Education; promises to slash needed federal funds for schools; the need to prioritize the most vulnerable; the need for the relatively affluent community to step up; and making difficult decisions to prioritize schools.

Andrew Lachman discussed the inability to undo past decisions; layoffs made; money withheld by the federal government; revenue plans being put forward; the actions of Santa Monica to develop their real estate into market solutions to fund education; the Culver Compact; and filling in the gap while they try to fix the problems.

Mayor O'Brien noted the number of speakers left and received Council agreement to defer Items A-3 and A-4 to the next meeting.

Richard Eilbek was called to speak but was not present in person or online.

Summer McBride indicated that she was speaking on behalf of herself; provided background on herself and discussed her experience with CCUSD; urged Culver City to support CCUSD by contributing to the schools during the time of financial strain; discussed falling short despite best efforts; California as ranking in the bottom third for of per pupil spending; having to do more with less; dismantling of public education by the federal government; the request over many years that the City and CCUSD face challenges together; she asserted that the

schools had made Culver City great; asked the City to help CCUSD weather the storm; discussed accountability for proper stewardship of any contribution; direct support for student outcomes; and reflecting Culver City as a premier location for families with a strong collaborative partnership with Culver City.

Jessica Beagles-Roos was called to speak but was not present in person or online.

Dr. Alfonso Jiminez, CCUSD Superintendent, discussed strong schools built through strong partnerships; shared goals; commitment to working together; reflecting the values and needs of the community; providing the best education; the CCUSD budget; working together to get through the time period and bridge the gap; aligning resources effectively and efficiently; he was looking forward to a strong partnership; and hoped for their support on Item A-2.

Hala Khan provided background on herself; reported that her parents had moved to Culver City for the schools and the community; urged the City Council to prioritize CCUSD funding; discussed her family's experience with CCUSD; the major shortfall faced by CCUSD; upcoming federal cuts that will disproportionately affect disadvantaged community members; asked Culver City to invest in the district and form long-term partnerships like Santa Monica and other cities have done around the country; noted that projects like Jubilo Village would bring more families into the City and increase enrollment; discussed long-term vision for stable housing and student thriving; education as being foundational to the community; and she encouraged working together to provide an opportunity for every child to succeed.

Keith Jones indicated moving to Culver City for the schools; discussed financial acuity and management of CCUSD; voting for a bond measure ten years ago that was supposed to fix the schools; a \$1 million fine from the state; concern about giving money to CCUSD when the School Board has not been competent; mistakes made with finances; COVID funds; better fiscal management; better School Board members that can follow the finances; warnings from the City Manager about Culver City finances; he stated that Culver City did not have the money as they had given a large amount to the Jubilo Village project; and he asked Culver City to proceed with caution.

Christopher Medinger was called to speak but was not present in person or online.

Denise Neal reported teaching Spanish at Linwood Howe pre-COVID; discussed management of the program; rumors about mis-spending funds; range of funding; fiscal oversight of CCUSD: the Parks Plan; better use of space; and she asked about the current standing of funding for the parks and for Jubilo Village.

Gary Zeiss indicated that he was happy with the education that his son and step-son had received in Culver City schools; discussed statements about the budget being a reflection of values; overspending; management of public funds; the need for accountability if funding is provided; and concern that CCUSD will keep repeating the same mistakes and require more funding.

Vice Mayor Puza exited the dais

Dorian Davies, with one minute ceded by Kenny Stevenson, provided background on herself; spoke on behalf of Our Culver, a local community coalition in support of the Joint Use Agreement with Culver City contributing \$2.5 million to CCUSD for the next three years; discussed chronic underfunding of education since Proposition 13 was passed; 39 positions eliminated due to the loss of COVID-era funding and declining enrollment; the qualified budget certification received by CCUSD; the bond rating downgrade resulting in higher interest costs and less money available for school renovations funded by Measure E; inevitability of further cuts; essential programming for a thriving community; the structural deficit faced by Culver City; the proposed quarter cent sales tax; careful review of the budget to identify savings to support the contribution; she asserted that the money would not be a bailout, but rather an investment in the future; and she asked the City Council to support the agreement.

Vice Mayor Puza returned to the dais.

Kalani Whittington discussed the importance of public education; new revenue sources; she urged the City Council to support the schools; noted that a great public school system creates real estate value; and she stated that the problem started in Washington, D.C.

Discussion ensued between staff and Council Members regarding commitment to the School District; the Culver City/CCUSD Liaison Committee; Measure CC; number of Superintendents over the last

20 years; loss of federal dollars; the decision of the voters that Santa Monica contribute money to their school district; total number of students in CCUSD; number of affordable housing units in the pipeline; money committed to Jubilo Village for 95 units; the amount of the request from CCUSD; money from the sale of the Corporate Pointe Offices; money budgeted for Real Estate Property Transfer Tax; the volatile real estate market; conflicted feelings about the matter; the fact that the contract with Community Corp of Santa Monica (CCSM) has not been signed; taking money from capital projects; providing support for 90 families vs. for 6,700 students; affordable housing already in the pipeline; money that should be going toward the structural deficit; personal financial struggles; diverting money for Jubilo Village to CCUSD; money that has already been appropriated; the commitment letter for \$4 million; funding that could not be redirected to CCUSD; the General Fund portion; and CCUSD having to lay off people vs. Culver City having to lay off people.

Additional discussion ensued between staff and Council Members regarding deep concern that what is being characterized as temporary support will evolve into ongoing support; lack of commitment to placing a parcel tax on the ballot; potential conditions of approval including a parcel tax on the ballot and an intentional plan by CCUSD to actively recruit Culver City resident students; source of CCUSD income; Culver City residents who do not send their kids to Culver City schools; \$12.4 million as the General Fund portion that has been budgeted for Jubilo Village; the range of the ask from CCUSD between 7.5 million and \$22.5 million; coming to an agreement; and laying off City employees.

Further discussion ensued between staff and Council Members regarding the belief that the success of Culver City is tied to the success of schools; Measure E; funding for capital projects; the false choice being presented; money spent on many other capital projects other than the one that is being targeted; support for Jubilo Village that will provide housing for current and future CCUSD families; concern with holding affordable housing projects hostage; Jubilo Village as the second affordable housing project for Culver City in 30 years; concern with targeting the only affordable housing project at this stage on the westside that accounts for 1/5<sup>th</sup> of Culver City's planned affordable housing; cost per unit for Jubilo Village that is in line with other projects in the area; other ways to make things work; working with City staff to try to meet the needs of CCUSD in the interim period; support for maintaining healthy reserves;

bringing reserves in line with that of other area cities; not approaching assistance in an all or nothing way; support for helping as the City is able to with a one-time request and working with staff to determine a path forward for next year; the City budget compared to a household budget; the need to examine spending; ensuring schools are solvent; timing of being able to collect a proposed parcel tax; continued concern with the inability to evaluate the budget and shift resources when needed; work in the Finance Budget Audit Subcommittee and the Governance Subcommittee to develop an enhanced budget process to increase participation to flag issues earlier and come up with options to pay as big ticket items appear without further drawing down reserves; and the belief that it is important to step in to help, and develop a plan to recover costs later.

Discussion ensued between staff and Council Members regarding acknowledgement that Culver City looks at expenses seriously; the belief that there is not a robust process for when issues such as the CCUSD request comes before the City Council to be able to determine options; weighing options; and understanding what the community would have to sacrifice or do without in able to fund the request.

Additional discussion ensued between staff and Council Members regarding possibilities for moving forward; deep concern that the request is not temporary and ongoing City support will be requested; the ability for Culver City to support a one-time request; placing a parcel tax on the ballot; layoffs or cutbacks; making the request work by taking the \$12.5 million from Jubilo and making a one-time donation to CCUSD; use of the Transfer Tax for CCUSD; the job of Council Members to be good stewards of public funds; lack of support for the suggestion to donate \$3 million; ensuring that the City and residents are protected; allowing the community a say in layoffs or cutbacks; support for putting an item on the ballot from CCUSD; fiscal irresponsibility with moving forward; concern with counting on money that is not available; and plans of CCUSD to restore solvency.

Santha Rajiv, representative from CCUSD, discussed their continued implementation of austerity measures; the \$4 million budget reduction; their focus on increasing local income with parking revenue and optimizing the High School and Middle School area; ongoing revenue using bond dollars; fee increases; efforts to contain expenditures and increase local income and revenue sources; grant writing; one-time RDA funds; multi-level austerity measures and processes; confidence that with the one-

time support from Culver City, CCUSD can meet required levels without future support from the City; she clarified that CCUSD was not asking for support beyond the three years requested; she indicated being available to discuss the CCUSD budget with Culver City; discussed money saved from moving contracted services in-house; and eliminated services.

Further discussion ensued between staff and Council Members regarding the deadline for making the decision; support for a meeting between CCUSD and staff to go over the budget; acknowledgement of cost-cutting measures and efforts to reduce expenditures; the feeling that listening to CCUSD plans in detail did not allay concerns about an ongoing permanent demand for City support; and information that might not have been transferred.

Responding to inquiry, Santha Rajiv discussed willingness to meet with City staff; positions that cannot be eliminated until the following year; the decision needed by the end of August; the need for CCUSD to find another \$1.5 million if the City granted \$2.5 million; and changes to build reserves moving forward to put CCUSD in a better place.

Discussion ensued between staff and Council Members regarding property values and moving to Culver City for CCUSD; being open to market-rate housing on CCUSD property to generate revenue for the district; public schools as the heart of the community; the difficult decision; the false choice presented by the Mayor; recognition that the item is being made to be political; the feeling that the situation should not be all or nothing; support for funding \$2.5 million and looking at capital projects and the potential to pause some of them; evaluation on an annual basis; and support for putting the parcel tax on the ballot.

Additional discussion ensued between staff and Council Members regarding support for Jubilo Village; capital projects as fixing things in the City; deferred maintenance vs. new construction; other affordable projects in the pipeline; refusal to cut City staff to provide money to CCUSD; willingness to have staff make an assessment of capital projects; population growth as not bringing in more money but instead more wear and tear on roads, sidewalks, and parks; the need for an equal or greater amount of business growth; a joint meeting with CCUSD staff to discuss how to make the situation work; the need for the City to look internally to see if support can be provided; benefit to having both parties discuss the item; money budgeted for new projects; looking at what \$2.5 million would do to the reserves; and

clarification that providing \$2.5 million to CCUSD would eliminate most of the planned capital projects for the year.

Further discussion ensued between staff and Council Members regarding review of all capital projects to see all options; significant staff time required to review capital projects and impact; restricting the review to a smaller group in order to get answers quickly; placing the focus on new projects; \$5.1 million in capital project funding originating from General Fund Reserves; repurposing new funding in 2026; restricted funds that can only be used for certain purposes; the ability to change Council policy; a request that staff bring back a list of capital projects that could be feasibly repurposed for City Council consideration; a suggestion that staff return with recommendations for \$2.5 million in cuts to capital projects; a request for information on impact of a \$2.5 million donation to reserves; advantages to broadening the request to beyond capital projects other than cutting staff; and staff determination that limiting the examination to capital projects would be easier to deal with.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY MAYOR O'BRIEN THAT THE CITY COUNCIL:

1. CONSIDER THE REQUEST FROM CULVER CITY UNIFIED SCHOOL DISTRICT FOR \$2.5 MILLION TO \$7.5 MILLION PER YEAR FROM THE CITY OF CULVER CITY FROM FISCAL YEAR 2025-2026 THROUGH FISCAL YEAR 2027-2028; AND,

2. DIRECT THE CITY MANAGER TO RETURN TO CITY COUNCIL WITH \$2.5 MILLION IN CUTS IN RECOMMENDED CAPITAL PROJECTS AND EXAMINE HOW \$2.5 MILLION WOULD AFFECT GENERAL FUND RESERVES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISH, O'BRIEN, PUZA, VERA

NOES: NONE

ABSENT: MCMORRIN

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Item A-3

**CC - Discussion and Direction on (1) an Eviction Moratorium; and/or (2) a Pause on Rent Increases; and/or (3) a Rental**

**Assistance Program, All for Persons Impacted by Recent Immigration Enforcement Actions**

This item was deferred to a future meeting.

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Item A-4

**CC - (1) Discussion of Recommendations from the Sustainability Subcommittee to Regulate Single-Use Plastic Beverage Bottles, Balloons, Smoking, Single-Use Bags not Exempted by California Public Resources Code and AstroTurf; and (2) Direction to City Manager as Deemed Appropriate**

This item was deferred to a future meeting.

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**Public Comment - Items Not on the Agenda (Continued)**

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Michael Kopulsky was called to speak but was not present in person or online.

Michael Wauschek was called to speak but was not present in person or online.

Keith Jones was called to speak but was not present in person or online.

Denise Neal commended the City Council for being bold enough to step up and help CCUSD; noted that other funds would be found to finish Jubilo Village but additional information was needed; she stated that the hedge fund was still waiting to help out with Jubilo Village; requested a meeting with City staff noting that the parks still needed to be done for the Olympics; and she noted the need for non-profits to step up to get funding to the right entities.

Rob Ostrin stated that the City Council was on a path to bankrupt Culver City; discussed the importance of reserves; reckless spending; the need to balance things; wished there would be money to help the schools; noted lack of money due to decisions



of the Council majority; and he asserted that the proposed rent moratorium would hurt the people they are trying to help.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

City Council consensus was achieved on the following item:

- Consideration of forming an ad hoc subcommittee with Mayor O'Brien and Vice Mayor Puza involving Economic Development to support keeping film in Los Angeles (O'Brien)

MOVED BY MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL ADJOURN IN MEMORY OF TERI CALLANDRINO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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July 14, 2025

### Adjournment

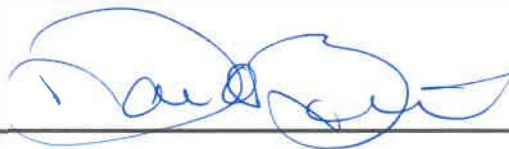
There being no further business, at 12:59 a.m. on Tuesday, July 15, 2025, the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Teri Callandrino to August 11, 2025.

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



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

Date: August 11, 2025