

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

June 23, 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 5:03 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

Council Member McMorris joined the meeting at 5:15 p.m.

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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.

Heather Baker, City Attorney, reported that an item had arisen after the posting of the agenda; she recommended that an item be added; discussed the process to add an item to the agenda after the agenda has been posted; noted that pursuant to Government Code Section 54954.2(b)(2), she recommended that the City Council decide by a two-thirds vote that there was a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted; and she noted that the action would require a motion passed with at least four votes.

MOVED BY MAYOR O'BRIEN AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL APPROVE THE NEED FOR ACTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL ADD THE FOLLOWING ITEM TO THE AGENDA AS AN AGENDA ITEM:

CS-4: CC - CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
RE: INITIATION OF LITIGATION - (1 ITEM)
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(4)

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY MAYOR O'BRIEN 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 5:07 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: Gary M. Zeiss v. City of Culver City, et. al.
Pursuant to Government Code Section 54956.9(d) (1)

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CS-2 CC - Public Employee Appointment
Title: City Manager
Pursuant to Government Code Section 54957(b)

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CS-3 CC:HA - Conference with Legal Counsel - Anticipated Litigation
Re: Initiation of Litigation (1 matter)
Pursuant to Government Code Section 54956.9(d) (4)

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

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Recognition Presentations - 6:45 p.m.

Mayor O'Brien reconvened the City Council meeting at 6:45 p.m. for Recognition Presentations with all Council Members present.

Item R-1

CC - Presentation of the 2025 Fourth Annual Innovation and Performance Awards, Created by the Finance Advisory Committee, to Recognize Nine Culver City Staff Members for their Fiscal Year 2024-2025 Projects that Make Life Better in Culver City

Mayor O'Brien introduced the item.

Andrew Lachman, Finance Advisory Committee (FAC) Chair, provided

background on the FAC; discussed looking at ways to improve processes, save money, and reduce the carbon footprint; increased number of applications received; and he expressed appreciation for those who spearheaded the effort and to the City for the support.

Vikram Thakur, FAC, presented the Spotlight Award to the Transportation Department, for the Automated Bus Lane Enforcement (ABLE) program, and due to the joint nature of the program, he invited members of the Transportation Department and Culver City Police Department (CCPD) to be recognized; he presented the Efficiency Award to the Culver City Fire Department (CCFD), described the First In, First Out program, and he invited Deputy Fire Chief Roger Braum to accept on behalf of CCFD; he presented the Innovation Award to PRCS (Parks, Recreation and Community Services) for the Fee Review and Study, and he invited Adam Ferguson and Ted Stevens to accept the award; he presented the Sustainability Award for the Farragut Path Replacement Project, thanked Linda Endler, the Landscape Architect for designing the project, and he recognized employees from Public Works, PRCS, and the City Manager's Office; he presented the Impact Award to members of the Housing and Human Services and Information Technology Departments, and discussed the Homeless Outreach Request Portal; and he presented the Best Overall Award to members of the Planning and Development Department and he discussed Culver City Online Permits and Document Review.

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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 7:04 p.m. in the Mike Balkman Council Chambers at City Hall with all Council Members present.

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Pledge of Allegiance

Mayor O'Brien led the Pledge of Allegiance.

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Mayor O'Brien indicated that Item I-1, the presentation on Homelessness would be combined with Item A-1.

Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement.

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Closed Session Report

Heather Baker, City Attorney, reported that regarding Item CS-2, the Culver City Housing Authority had given direction to Housing Authority General Counsel to initiate or intervene in litigation, once litigation has commenced, the particulars shall be disclosed to any person upon inquiry in accordance with the Brown Act; she indicated that prior to convening to Closed Session, the City Council took action to add an item that had arisen after the posting of the agenda pursuant to Government Code Section 54954.2(b)(2) and by four votes it was determined that there was a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted; she noted that Item CS - 4 was added which was another Initiation of Litigation item; and she stated that the City Council gave direction to the City Attorney to initiate or intervene noting that once litigation has commenced, the particulars shall be disclosed to any person upon inquiry in accordance with the Brown Act.

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

This Item was heard after Item P-1.

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Item I-1

Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the local emergency)

This Item was heard as part of Item A-1.

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Presentations

Item P-1

Presentation of the FY22/23 and FY23/24 Equal Employment Opportunity Plan (EEOP) Overview

Dana Anderson, Human Resources Director, introduced the item.

Jeannine Houchen, Senior Management Analyst, provided a presentation on the FY22/23 and FY23/24 Equal Employment Opportunity Plan (EEOP) Overview.

Discussion ensued between staff and Council Members regarding appreciation for the report; an observation that the City workforce is more diverse than Culver City itself; measurable goals for diversity in the workforce; identification of trends during annual reports; the Racial Equity Action Plan (REAP); looking at diversification of race and gender across the agency; targeting underutilized areas; outreach; leadership roles; receipt of presentations in advance to formulate better questions; availability of the information on the Culver City website; clarification that the last time a similar study was done was 1989 with an update in 1995; the intent to do an annual study; collaboration with the work of the REAP; Council consensus was achieved from Mayor O'Brien, Vice Mayor Puza, and Council Member McMorris to request inclusion of other categories such as disabled and LGBTQ individuals; and categories that are required to be reported.

Mayor O'Brien invited public comment.

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

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

Council Member Fish congratulated the award winners; discussed seeing 44 at the Kirk Douglas Theater; thanked Edgar Varela and the Special Events Team for the joyous Juneteenth Celebration; acknowledged former Mayor Daniel Lee for starting the celebration and Council Member McMorris and School Board Member

Ezidore for supporting it until it became a City event; discussed the Public Works Walk Throughs for the Better Overland Project Phase 2; the Model Citizen's Assembly at Veterans Memorial put on by Public Democracy LA; deliberative democracy; he invited anyone interested in learning more to join a presentation to the Governance Committee; wished everyone Happy Pride Month; invited everyone to the 5th Annual Culver City Pride Celebration on June 28; discussed a recent Supreme Court ruling regarding transgender-affirming care; increases to hate crimes; and the importance of uplifting queer, trans, non-binary neighbors.

Council Member McMorris noted that the Governance Committee meeting would be held on July 8 at 3 p.m.; discussed the good work of staff uplifted by the FAC; eagerness for more innovation; the Pride Celebration on the anniversary of the Stonewall uprising on June 28; fighting against unjust laws; appreciation for gathering to recommit to a safe community for all neighbors; acknowledgement of the work of staff, volunteers, vendors, and the MLK/Juneteenth Celebration Advisory Committee on the recent Juneteenth Celebration; reported that she would be participating in a webinar with the Center for Policing Equity on Community-Centered Safety on June 26; announced the Lifeguard Hiring Fair on June 30; discussed certification dates; additional information on the Culver City Community Events Calendar; noted that June is Immigrant Heritage Month; she asserted that immigrants and indigenous peoples make America great; encouraged people to question narratives that make people fear their neighbors; pointed out that we are stronger together; acknowledged the collective whiplash everyone is experiencing; discussed intentional conditions being created; finding the fight that resonates within; and she encouraged people to feel the fear and despair and to keep going anyway.

Vice Mayor Puza discussed the PRCS Family Field Day on June 21 and thanked staff; echoed comments about the Juneteenth Celebration; reported speaking at the Airport Marina Counseling Services PrideFest; noted that the fight for equality is far from over; discussed the dangers of erasure; destruction of the Institute for Sexual Science in Berlin by the Nazis in 1933; rigid ideas of race, gender, and sexuality; use of trans people as a political wedge issue; the symbolic target to rally certain constituencies; standing with the LGBTQ+ community; people who sow fear and division; rising above; leading with compassion and wisdom; and he expressed appreciation for the continued support of the Culver City Pride Ride Celebration.

Mayor O'Brien echoed previous comments; reported attending the U.S. Conference of Mayors and consensus that no one likes what is happening in their cities; discussed ICE raids at people's homes; indiscriminate round up of domestic workers; valuable people in the community; photographs from the Juneteenth Celebration and the Third Wednesday event downtown; appreciation to the Committee and staff for their efforts; the upcoming Third Wednesday on July 16 from 5 p.m. - 8 p.m.; and he announced the Independence Day Celebration on July 5 in Town Plaza and the Summer Concert Series beginning on July 7 for six weeks.

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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:

Monica Richardson discussed the invasion of men coming into the women's shower and locker room at The Plunge; the need for privacy and respect in intimate places; protection of little girls, teens, and grown women now at risk; discussed a trans man in the shower; federal law and mandate that there are only two genders; men being naked in front of children and others; she asserted that The Plunge was no longer a safe place for women and girls; discussed the vote to allow men into their showers; lack of warning or signage; and she asked for help with repealing the ordinance so that no biological man can step in the showers.

Jeff Schwartz discussed participation by Council Member Vera as a featured speaker at the Republican-led and landlord-funded Protect Culver City Political Action Committee on June 18; their recap of the meeting which included plans to exploit fear of transgender people using the locker room at The Plunge to undermine the City's affordable housing projects by claiming that federal housing funds may be withheld if the City does not adopt Trump's discriminatory policies; transphobic organizing during Pride Month; concern with Mr. Vera's credibility on issues of inclusion and non-discrimination; lack of a record of a transgender person committing a sexual assault in a public restroom; he reported that almost half of all transgender people have been sexually assaulted during their lives and are four

times more likely to be subjected to violence than cisgender people; the discussion by Mr. Vera about current and potential lawsuits against Culver City's affordable housing projects; hypocrisy; potential violation of confidentiality; creating the appearance of selectively leaking confidential information; significant issues in Santa Monica with leaks of confidential information; liability; and the need for the City Attorney to investigate.

Heather Baker, City Attorney, indicated that there was nothing in the newsletter to indicate that anything confidential was disclosed and she noted that Council Member Vera reported that he had recused himself from the discussion of the lawsuit.

Ron Bassilian was called to speak but was not present online or in person.

Alexandrea Almaz discussed an issue with a neighbor renting storage units in the backyard and driveway of their single family home; noted that CCPD has been called due to fights with tenants; and, responding to inquiry, she indicated that she would leave her information with the City Clerk.

Melissa Sanders observed that Council Member McMorrin had momentarily left the dais; discussed hypocrisy in putting money aside in the budget to get more people involved and then ignoring public input; attendance of rallies for No Kings Day; she asked Council Members to do the right thing; proposed that if the Jubilo Village funding goes through, money be put into an escrow account that cannot be used until things move forward; she asserted that the project would not be on time; and asked that the City safeguard money.

Council Member McMorrin returned to the dais noting that speakers allow Council Members to continue to hear the proceedings if they need to leave the dais and go to the back for a moment.

Matthew Patrick, Culver City Little League (CCLL), discussed lack of field space to meet the overwhelming demand for girls to play Fall Ball; being forced to play in other cities; he proposed expediting the removal of the large pile of dirt at Bill Botts and restoring that field to be used with assistance from CCLL; suggested shifting allocation at Vets Park to allow room for the kids; discussed lighted fields; he pointed out that there were kids who want to play and are unable to due to space issues; and, responding to inquiry, he indicated being in

communication with the PRCS Director.

Megan Oddsen-Goodwin expressed deep concern for immigrant neighbors amidst ICE raids on the westside; discussed the City's Sanctuary City status; limited ability to protect vulnerable community members; inability to intervene during any confrontations or stop any arrests attempted by ICE or federal agents; honoring the resolution; empowering and equipping the community with information to protect itself; immigration rights; sharing resources; she proposed helping people to know their rights with information posted at culvercity.org; wanted the City to work with CCUSD and businesses on how to minimize exposure of vulnerable community members while in public; discussed requiring signed warrants for ICE to enter; appreciation for the response of the Mayor and Police Chief when she alerted them that people trying to reduce their visibility were being ticketed at La Ballona Elementary School during pick up; proactive things that can be done; she noted that the democratic City could agree on the value of immigrants and diversity; discussed the 2025 Culver City High School graduate shot last week; the local safe storage ordinance; she noted that June was Gun Violence Awareness Month; and she felt that education could save lives.

Mayor O'Brien received clarification that staff was working to put together a webpage for best practices for the immigrant community.

Stephen Jones discussed the terror inflicted on the community by ICE; efforts of local residents to help the immigrant community; lack of action by Culver City; reliance on community groups to educate people and employers on the rights of their employees, and share ICE sightings; he asked that the City use their many resources to communicate with residents to let them know what is going on and direct them to City resources; discussed educating employees so that summer camp, the Senior Center, and bus drivers know how to keep people safe; letting residents know when it is confirmed that ICE is in Culver City or neighboring communities; being a community that takes care of each other; public safety as a priority; concern that the City is doing nothing during the biggest public safety crisis in the history of the City; he asked that the website not be the only thing the City does; noted that information needed to actually reach people, not just sit on the City website; discussed people finding information on social media; groups that are already doing the work; rebroadcasting verified information; and he asked the City to take the situation very

seriously and take action.

Maria Vivanco displayed a picture of a cart that was left behind after the man who owned it was picked up by ICE earlier in the day; discussed masked men who are kidnapping people and causing state terror; she asserted that the people do not have badges, they do not identify themselves, and the City needs to take action now; stated that saying Culver City is a Sanctuary City is not good enough and the City Council could be doing more; asserted that they were more than just labor; discussed attacks and hate crimes against Brown people; state sanctioned actions; bounty hunters kidnapping family and friends; asked what was being done to track people being kidnapped from Culver City and wondered how things would be different if white people were being kidnapped; questioned how to report a kidnapping; and she urged the City Council to do more than make a statement.

Council Member Fish received unanimous City Council consensus to agendize consideration of supporting or seeing if the legislative platform supports SB627, the No Secret Police Act, and SB805 the No Vigilantes Act.

Council Member McMorris asked that the No Vigilantes Act requiring law enforcement to properly identify themselves during any enforcement activity including immigration raids be added to the discussion of SB627; noted the urgency of the matter; and received unanimous City Council consensus to agendize consideration of supporting or seeing if the legislative platform supports SB805, the No Vigilantes Act.

Marci Baun indicated that she was not speaking on behalf of the PRCS Commission; reminded everyone of the Lifeguard Job Fair on June 30 at The Plunge; discussed attending the Better Overland Presentation on June 19; affects to a major Culver City artery; loss of parking or a center turning lane; the Venice bike lane; the bike lane in downtown Culver City; requirements of federal grants; Jubilo Village; she proposed that rather than applying for a federal grant, time instead be spent building relationships with local businesses; discussed moving forward with the Parks Master Plan; doing something that benefits the entire community; and the number of women sexually assaulted in the U.S.

Patrick Godinez discussed getting residents to participate in the City; the upcoming special election; and he proposed putting QR Codes on ballots or sending a direct mailer to help inform voters.

Joshua Edra discussed those who speak of the history of Culver City as a whites only Sundown Town; insults; prejudice; elitism; racism against elitist non-whites; his family history; successful minorities who have worked hard for their homes and cars; classism; being deemed racist for having a home in a spacious neighborhood with houses and cars; clean drinking water, public restrooms, and voting in elections; publicly owned land; private equity firms that are buying houses en masse; billionaire land holdings in the U.S.; enabling the rich and powerful to ensure their dominance over the middle and lower classes; Culver City as a public/private partnership for stakeholders, not a home for residents; transportation and shelter as easily revokable privileges; lack of privacy; ownership of our bodies and ourselves; and he asserted that General Plan 2045 should be rejected and the people should demand Culver for residents, not stakeholders.

Stephanie Rosas discussed growing up in Culver City; her hardworking Mexican immigrant family thriving in the community; concern with the security of her children; not having the proper resources to ensure safety on school grounds; she expressed concern for all children; and begged the City to do something.

Laura Estevez expressed concern with what is happening to the community and to her family; discussed ICE raids in Culver City; fear of going outside; concern with being targeted; not knowing where to go for help; carrying passports in case she is stopped; she reported that someone tried to kidnap her brother-in-law that morning; discussed concern with people who are not real ICE agents; not being able to call CCPD because she does not know if they are going to help; greatness of the country; efforts to learn English and be a good citizen; paying taxes; her engagement in community service; feeling ashamed of the way she looks; being viewed as a criminal; fairness; children of the community; and she was not sure how to protect her children.

Mark Herscovitz thanked Mayor O'Brien and Council Member Vera for their vote against Jubilo Village at the last meeting; chastised those Council Members that ignored the 1,000+ signatures against the project, those who spoke against the project, and staff recommendations; discussed fiscal irresponsibility; letting personal agendas come before common sense; cutting staff and services; conflict of interest; voting for an illegal gift to the church; disrespect by a Council Member not looking up from their iPad; long prepared speeches about the vote indicating their minds were already made up; and

the impending lawsuit.

Ron Bassilian discussed the Supremacy Clause; complaints received by Protect Culver City from women reporting men who identify as women coming into the women's changing room; similar issues at the YMCA; comments indicating that women feel violated and do not feel safe; the City policy not to discriminate on appearance; the latest Executive Order by Title IX; inability to receive federal grants; housing vouchers for Jubilo Village; funding for Transportation; he asked the City Attorney to let him know if the City was planning to continue and risk litigation or reform their policies; and he indicated that Mark Herscovitz could contact him at protectculvercity.org.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JUNE 23, 2025.

Council Member McMorris observed a lot of commentary about where her eyes are; noted that her colleagues also take notes, look at their laptops, and read staff reports; and she proposed people might take a moment to think about why that might be.

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Order of the Agenda

Jeremy Bocchino, City Clerk, noted that Council Member McMorris had joined the meeting during Closed Session at 5:15 p.m.

Responding to inquiry, City Attorney Heather Baker agreed to research whether Vice Mayor Puza and Council Member McMorris could vote on Item C-6.

Community Announcements by Members/Updates from Commission, Boards, and/or Committees/Information Items from Staff was heard after Item P-1, Item I-1 was heard as part of Item A-1; Consent Calendar Items C-3, C-6, C-8, C-14, C-15, C-16, C-22, C-27 were considered separately, and Council Member Requests to Agendize Items was considered after Item A-2 and again after Items from Council Members.

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Consent Calendar

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders spoke on Item C-15 asking that the City stop giving Urban Alchemy large contracts as they are not a Federally Qualified Health Center (FQHC), cannot get fully reimbursed, and better services could be received through the Venice Family Clinic; regarding Item C-22, she asked that the City stop messing with the streets; she did not want Culver City to keep taking on projects that are not life and death; and regarding Item C-27, she did not want people to be rewarded for not being prepared.

Marci Baun expressed concern that Item C-22 would categorize Elenda as a major collector and change the environment of the small residential street; reported sending an email with photographs of the street; discussed the length of the street; parent drop offs; exemption from CEQA (California Environmental Quality Act); concern with the Better Overland project; and she asked the City Council to focus on important things related to the budget and keeping everyone safe.

Patrick Godinez indicated serving on the Advisory Committee on Housing and Homelessness as well as the Engagement and Outreach Subcommittee, discussed Item C-15 noting that Urban Alchemy is doing a fantastic job, he did not feel there was anyone out there who could do it better, and he supported expansion of their services to include a co-op program; regarding Item C-3, he did not want to see Saint Joseph's renewed; regarding Item C-14, he felt the \$893,000 for the interim housing project would be better utilized in the Rental Assistance Program (RAP); and regarding Item C-16, he proposed using CURES (Controlled Substance Utilization Review and Evaluation System) to ensure that CCPD understands the history of measured medication for arrestees.

Responding to inquiry from Vice Mayor Puza on Item C-22 as to whether Complete Streets is proscriptive, Senior Traffic Engineer Thomas Check noted that Complete Streets Design Standards did not reclassify streets in Culver City; and he discussed context sensitivity.

Responding to Council Member Fish regarding Item C-8, Lisa

Soghor, Chief Financial Officer, discussed historical data included in newsletters provided by HdL (Hinderliter de Llamas) and she agreed to share quarterly figures provided for Measure C and CC as well as Bradley-Burns.

Discussion ensued between staff and Council Members regarding an observation that Culver City sales tax revenues were up in Culver City even though county transaction sales taxes were down; Bradley-Burns; and auto sales.

Regarding Item C-22, Council Member Fish congratulated Public Works staff on their work on Complete Street Guidelines; discussed ensuring everyone in Culver City can get from place to place safely; traffic violence; emissions; the importance of embracing the future; grants; and appreciation for incorporating feedback from the subcommittee.

Heather Baker, City Attorney, indicated that there was an exception in the rules when the decision concerns maintenance of existing streets therefore Vice Mayor Puza and Council Member McMorris did not need to recuse themselves from Item C-22.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for May 31, 2025 to June 13, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 31, 2025 TO JUNE 13, 2025.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Special City Council Meeting Held on June 2, 2025 and the Regular City Council Meeting Held on June 9, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETING HELD ON JUNE 2, 2025 AND THE REGULAR CITY COUNCIL MEETING HELD ON JUNE 9, 2025.

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Item C-3

CC:HA - CONSENT ITEM: - (1) Waiver of Formal Competitive Bidding Procedures Pursuant to Culver City Municipal Code Section 3.07.075.E.3; and (2) Approval of an Amendment to the Existing Professional Services Agreement with St. Joseph's Center to Perform Case Management, Needs Assessment, Job Development Services and Supportive Service Referrals for the Family Self-Sufficiency Program through June 30, 2028 in an Additional Amount Not-to-Exceed \$163,808 for Fiscal Year 2025-2026, \$168,726 for Fiscal Year 2026-2027, and \$173,788 for Fiscal Year 2027-2028

THAT THE CITY COUNCIL AND HOUSING AUTHORITY BOARD: PURSUANT TO CCMC SECTION 3.07.075.F.3, WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES.

THAT THE HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH'S CENTER TO SERVE AS THE FSS PROGRAM COORDINATOR TO PERFORM CASE MANAGEMENT, NEEDS ASSESSMENT, JOB DEVELOPMENT SERVICES AND SUPPORTIVE SERVICE REFERRALS FOR THE FAMILY SELF SUFFICIENCY (FSS) PARTICIPANTS IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$163,808.00 FOR FISCAL YEAR 2025-2026, \$168,726.00 FOR FISCAL YEAR 2026-2027, AND \$173,788.00 FOR FISCAL YEAR 2027-2028; AND,

2. AUTHORIZE THE HOUSING AUTHORITY COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE HOUSING AUTHORITY.

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Item C-4

CC:HA - CONSENT ITEM: Approval of an Amendment to the Existing Professional Services Agreement with Upward Bound House for Homeless Outreach and Case Management for Homeless Children and their Families, Extending the Agreement for an Additional Three-Year Term in an Amount Not-to-Exceed \$184,361 for Fiscal Year 2025-2026; \$189,892 for Fiscal Year 2026-2027; and \$195,589 for Fiscal Year 2027-2028

THAT THE CITY COUNCIL AND THE CULVER CITY HOUSING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH UPWARD BOUND HOUSE TO PERFORM HOMELESS OUTREACH, CASE MANAGEMENT, AND PERMANENT HOUSING PLACEMENT TO CULVER CITY HOMELESS FAMILIES, EXTENDING THE AGREEMENT FOR AN ADDITIONAL THREE-YEAR TERM IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$184,361 FOR FISCAL YEAR 2025-2026, \$189,892 FOR FISCAL YEAR 2026-2027, AND \$195,589 FOR FISCAL YEAR 2027-2028.

2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CULVER CITY HOUSING AUTHORITY .

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Item C-5

CC - Adoption of a Resolution in Support of California Senate Bill 630 and Assembly Bill 1138 (2025 Legislative Session) to Expand and Modernize California's Film and Television Tax Credit Program

THAT THE CITY COUNCIL: ADOPT A RESOLUTION IN SUPPORT OF CALIFORNIA SENATE BILL 630 AND ASSEMBLY BILL 1138 (2025 LEGISLATIVE SESSION) TO EXPAND AND MODERNIZE CALIFORNIA'S FILM AND TELEVISION TAX CREDIT PROGRAM.

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Item C-6

CC - Adoption of a Resolution to Include Buckingham Parkway, between Green Valley Circle and Hannum Avenue, on the List of Projects to be Funded by the 2017 Road Repair and Rehabilitation Act's Road Maintenance and Rehabilitation Account for Fiscal Year 2025-2026

THAT THE CITY COUNCIL: ADOPT A RESOLUTION TO INCLUDE BUCKINGHAM PARKWAY BETWEEN GREEN VALLEY CIRCLE AND HANNUM AVENUE ON THE LIST OF PROJECTS TO BE FUNDED BY THE 2017 ROAD REPAIR AND REHABILITATION ACT'S ROAD MAINTENANCE AND REHABILITATION ACCOUNT (RMRA) FOR FISCAL YEAR 2025-2026.

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Item C-7

CC - Approval of a Five-Year General Services Agreement with Odyssey Power to Perform On-Call Repairs to the City's Backup Power Generators in an Amount Not-to-Exceed \$50,000 Annually for an Aggregate Amount Not-to-Exceed \$250,000 Over the Five-Year Term of the Agreement

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH ODYSSEY POWER IN AN AMOUNT NOT-TO-EXCEED \$50,000 ANNUALLY FOR AN AGGREGATE AMOUNT NOT-TO-EXCEED \$250,000 FOR THE FIVE-YEAR TERM TO PERFORM ON-CALL BACKUP GENERATOR AND SWITCHING GEAR REPAIRS AT VARIOUS CITY-OWNED FACILITIES; 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 - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2024-2025, Second Quarter) and Real Property Transfer Tax Status Report (FY 2024-2025, Third Quarter), as Approved by the Finance Advisory Committee

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

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Item C-9

CC - (1) Approval of a Purchase Order with Ray Gaskin Service, Authorized Extension of Curbtender, for the Purchase of a Curbtender 2025 Tomcat Model Collection Vehicle in an Amount of \$207,317.79; and (2) Authorization to the Purchasing Officer to Approve Change Orders to the Purchase Order in an Additional Amount of \$20,000 for a Total Amount Not-to-Exceed \$227,317.79

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH CURBTENDER SOURCEWELL FOR PURCHASE OF CURBTENDER PUP COLLECTION VEHICLE IN THE AMOUNT OF \$207,317.79; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO APPROVE CHANGE ORDER(S) TO THE PURCHASE ORDER IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$20,000 FOR A TOTAL AMOUNT NOT-TO-EXCEED \$227,317.79; AND,
3. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-10

CC - Adoption of a Resolution Approving the 2025 Update to the Sewer System Management Plan (SSMP)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE 2025 SEWER SYSTEM MANAGEMENT PLAN UPDATE PURSUANT TO STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2022-0103-DWQ.

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Item C-11

CC - (1) Approval of a One-Year General Services Agreement with FoodCycle for Edible Food Recovery and Community Composting Services in an Amount Not-to-Exceed \$130,000; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$80,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A ONE-YEAR GENERAL SERVICES AGREEMENT WITH FOODCYCLE FOR EDIBLE FOOD RECOVERY AND COMMUNITY COMPOSTING SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$130,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$80,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-12

CC - Approval of Annual Insurance Policy Renewals for the City's Insurance Portfolio for Fiscal Year 2025 - 2026 with a Premium of Approximately \$3,982,989, as Presented by City's Insurance Broker Alliant Insurance Services, Inc.

THAT THE CITY COUNCIL:

1. APPROVE THE RECOMMENDED FISCAL YEAR 2025 - 2026 INSURANCE RENEWAL PROGRAM WITH A PREMIUM OF APPROXIMATELY \$3,982,989, AS PRESENTED BY THE CITY'S INSURANCE BROKER ALLIANT INSURANCE SERVICES, INC.; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-13

CC - Approval of an Amendment to the Existing General Services Agreement with Southland Industries to Increase the Not-to-Exceed Amount from \$1,150,367 to \$1,335,381 to Perform Additional Work for the City Yard HVAC Replacement Project

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH SOUTHLAND INDUSTRIES, INC. TO INCREASE THE AMOUNT FROM \$1,150,367 TO \$1,335,381 TO PERFORM ADDITIONAL WORK TO REPLACE THE CITY YARD HVAC SYSTEM; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-14

CC - (1) Approval of the Continuation of Certain Components of the Motel Master Leasing and Nutrition Program; (2) Approval of an Amendment to the Existing Occupancy Agreement with Culver City Hospitality, dba (Rodeway Inn) for an Additional Amount Not-to-Exceed \$893,748 through June 30, 2026; (3) Approval of an Amendment to the Existing Occupancy Agreement with Deeros LLC, (dba Paradise Inn and Suites) in an Amount Not-to-Exceed \$1,026,562 through June 30, 2026; and (4) Approval of an Amendment to the Existing General Services Agreement with Everytable for an Amount Not-to-Exceed \$400,000 through June 30, 2026

THAT THE CITY COUNCIL:

1. APPROVE THE CONTINUATION OF CERTAIN COMPONENTS OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM; AND,
2. APPROVE AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH CULVER CITY HOSPITALITY, DBA (RODEWAY INN) FOR AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$893,748 THROUGH JUNE 30, 2026; AND,
3. APPROVE AN AMENDMENT TO THE EXISTING OCCUPANCY AGREEMENT WITH DEEROS LLC, (DBA PARADISE INN AND SUITES) IN AN AMOUNT NOT-TO-EXCEED \$1,026,562 THROUGH JUNE 30, 2026; AND,
4. APPROVE AN AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH EVERYTABLE FOR AN AMOUNT NOT-TO-EXCEED \$400,000 THROUGH JUNE 30, 2026; AND,
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-15

CC - Approval of Amendment to Existing Professional Services Agreement with Urban Alchemy in an Amount Not-to-Exceed \$4,217,139 for the Period of July 1, 2025 through June 30, 2026 for: (1) Continuation as the Lead Operator and Service Provider

for Wellness Village (Safe Sleep); and (2) Expansion of the Provision of Supportive Service and Care as a Part of the Motel Master Leasing and Nutrition Program

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICE AGREEMENT WITH URBAN ALCHEMY IN AN AMOUNT NOT-TO-EXCEED \$4,217,139 FOR THE PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2026, FOR: THE CONTINUATION AS THE LEAD OPERATOR AND SERVICE PROVIDER FOR WELLNESS VILLAGE (SAFE SLEEP); AND EXPANDED SUPPORTIVE SERVICE AND CARE AS A PROVISION OF THE MOTEL MASTER LEASING AND NUTRITION PROGRAM; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-16

CC - Approval of a Five-Year Professional Services Agreement with Shield Telehealth Medical Services to Provide In-House Medical Service Provisions for Arrestees (Pre-Booking Medical Clearances) and Manage the Police Department's Naloxone HCI (Narcan) Program in an Amount Not-To-Exceed \$504,000

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH SHIELD TELEHEALTH MEDICAL SERVICES TO PROVIDE IN-HOUSE MEDICAL SERVICES PROVISIONS FOR ARRESTEES (PRE-BOOKING MEDICAL CLEARANCES), AS WELL AS DUI BLOOD DRAWS AND MANAGE THE POLICE DEPARTMENT'S NALOXONE (NARCAN) PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$504,000; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-17

CC - Authorization of the Release of a Request for Proposals for High-Mast Lighting Retrofit Solutions at Various Culver City Parks

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS FOR HIGH-MAST LIGHTING RETROFIT SOLUTIONS AT VARIOUS CULVER CITY PARKS.

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Item C-18

CC - Approval of an Agreement with SafeFleet in an Amount Not-to-Exceed \$149,659 (\$131,159 Base Proposal Plus \$18,500 in Contingency Authority) for Acquisition and Installation of On-Vehicle Video Surveillance Equipment and Associated Hardware for Culver CityBus

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH SAFEFLEET IN AN AMOUNT NOT-TO-EXCEED \$131,159 FOR ACQUISITION AND INSTALLATION OF ON-VEHICLE VIDEO SURVEILLANCE EQUIPMENT; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENTS TO THE AGREEMENT FOR UNANTICIPATED COSTS UP TO A CONTINGENCY AMOUNT NOT-TO-EXCEED \$18,500; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-19

CC - (1) Approval of a Second Amendment to an Existing General Services Agreement with Avalon Tent & Party Rental Corporation for Tents and Staging for Fiesta La Ballona, in an Additional Amount Not-to-Exceed \$57,386 in Year Two and a 4% Increase Not-to-Exceed \$59,681 in Year Three

THAT THE CITY COUNCIL:

1. APPROVE A SECOND AMENDMENT TO AN EXISTING GENERAL SERVICES AGREEMENT WITH AVALON TENT & PARTY RENTAL CORPORATION FOR TENTS AND STAGING FOR FIESTA LA BALLONA, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$57,386 IN YEAR TWO AND A 4% INCREASE NOT-TO-EXCEED \$59,681 IN YEAR THREE; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-20

CC - Approval of a Three-Year Professional Services Agreement with Safety Research Consultants, Inc. (SRC) for Safety Training Consultant Services in an Amount Not-to-Exceed \$110,000 Annually; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$110,000 Annually

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH SAFETY RESEARCH CONSULTANTS, INC. (SRC) FOR SAFETY TRAINING CONSULTANT SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$110,000 ANNUALLY; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$110,000 ANNUALLY; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-21

CC - (1) Approval of Five-Year Agreements with Clarke Contracting Corporation, Powers Bros. Machine Inc., and United Storm Water Inc. for On-Call Maintenance and Operations Services for Culver City Stormwater Systems for \$300,000 per Agreement; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$900,000 from Clean Water/Clean Beach (Fund 434) Fund Balance

THAT THE CITY COUNCIL:

1. APPROVE FIVE-YEAR AGREEMENTS WITH CLARKE CONTRACTING COMPANY, POWERS BROS. MACHINE INC., AND UNITED STORM WATER INC. FOR ON-CALL MAINTENANCE AND OPERATIONS SERVICES FOR CULVER CITY STORMWATER SYSTEMS, IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$300,000 PER AGREEMENT; AND,
2. APPROVE A BUDGET AMENDMENT APPROPRIATING \$900,000 FROM CLEAN WATER/CLEAN BEACH (FUND 434) FUND BALANCE (REQUIRES FOUR-FIFTHS VOTE); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENT ON BEHALF OF THE CITY.

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Item C-22

CC - Adoption of a Resolution (1) Adopting the Complete Streets Design Standards and (2) Finding the Complete Streets Design Standards are Exempt from the California Environmental Quality Act (CEQA)

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE PROPOSED COMPLETE STREETS DESIGN STANDARDS AND (2) FINDING THE COMPLETE STREETS DESIGN STANDARDS EXEMPT FROM CEQA.

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Item C-23

CC - (1) Authorization to Submit Applications to the Low or No Emission Grant Program and/or the Grants for Buses and Bus Facilities Competitive Program for the Culver City Bus Replacement Project, with a total 15% Local Match Commitment in

the Amount of \$2,550,000; and (2) Approval of a Letter in Support of the Applications to be signed by the Mayor

THAT THE CITY COUNCIL:

1. AUTHORIZE THE SUBMISSION OF UP TO TWO COMPETITIVE GRANT APPLICATIONS TO THE LOW OR NO EMISSION GRANT PROGRAM AND/OR THE GRANTS FOR BUSES AND BUS FACILITIES COMPETITIVE PROGRAM - I.E., UP TO ONE APPLICATION SUBMITTED UNDER EACH PROGRAM - FOR THE CULVER CITY BUS REPLACEMENT PROJECT, WITH A TOTAL 15% LOCAL MATCH COMMITMENT IN THE AMOUNT OF \$2,550,000; AND,

2. APPROVE A LETTER IN SUPPORT OF THE APPLICATIONS FOR THE LOW OR NO EMISSION GRANT PROGRAM AND/OR THE GRANTS FOR BUSES AND BUS FACILITIES COMPETITIVE PROGRAM, TO BE SIGNED BY THE MAYOR.

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Item C-24

CC - (1) Acceptance of a Grant in an Amount up to \$164,000 from the Clean Power Alliance of Southern California to Support a Portable Battery Fleet Project to Purchase or Lease Portable Battery Systems to Replace use of Fossil-Fuel Powered Generators by Multiple City Departments and by Community Vendors and Special Event Organizers; and (2) Approval of a New CIP Project to Implement the Portable Battery Fleet Project; and (3) Authorization to the City Manager to Approve the Grant Participation Agreement and any Subsequent Amendments; and (4) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendment to Appropriate the Grant Funds for the Creation of a New Capital Improvement Project to Purchase or Lease Portable Battery Systems

THAT THE CITY COUNCIL:

1. ACCEPT A GRANT OF UP TO \$164,000 FROM THE CLEAN POWER ALLIANCE OF SOUTHERN CALIFORNIA TO IMPLEMENT A PORTABLE BATTERY FLEET PROJECT DURING A TWO-YEAR PILOT PERIOD; AND,

2. APPROVE CREATION OF A NEW CIP PROJECT TITLED PORTABLE BATTERY FLEET PROJECT IN THE AMOUNT OF \$164,000 IN THE FISCAL YEAR 2025-2026 BUDGET; AND,

3. APPROVE A BUDGET AMENDMENT APPROPRIATING THE \$164,000 GRANT FUNDS TO THE NEW CIP PROJECT (REQUIRES A FOUR-FIFTHS VOTE): AND,

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

5. AUTHORIZE THE CITY MANAGER TO APPROVE AND EXECUTE THE RELATED GRANT PARTICIPATION AGREEMENT AND ANY SUBSEQUENT AMENDMENTS THERETO.

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Item C-25

CC - (1) Authorization to Accept Grant Funds from the Caltrans Highway Safety Improvement Program (HSIP) Cycle 12 in the Amount of \$349,920 for New Bikeways as Part of the Safer Fox Hills Project; (2) Authorization to Accept Grant Funds from HSIP Cycle 12 in the Amount of \$349,110 for Pedestrian Crossing Enhancements as Part of the Safer Fox Hills Project; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Allocate the Grant Funds and Appropriate Local Matching Funds Totaling \$77,610 from the Mobility Improvement Fund (Fund 437) to CIP Project PZ923 (Safer Fox Hills)

THAT THE CITY COUNCIL:

1. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM THE CALTRANS HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) CYCLE 12 IN THE AMOUNT OF \$349,920 (HSIP PROJECT ID: HSIPSL-5240(042)) FOR NEW BIKEWAYS AS PART OF THE SAFER FOX HILLS PROJECT; AND,

2. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM HSIP CYCLE 12 IN THE AMOUNT OF \$349,110 (HSIP PROJECT ID: HSIPSL-5240(043)) FOR PEDESTRIAN CROSSING ENHANCEMENTS AS PART OF THE SAFER FOX HILLS PROJECT; AND,

3. AUTHORIZE A BUDGET AMENDMENT TO ALLOCATE THE GRANT FUNDS TO AND APPROPRIATE LOCAL MATCHING FUNDS TOTALING \$77,610 FROM THE MOBILITY IMPROVEMENT FUND (FUND 437) TO CIP PROJECT PZ923 (SAFER FOX HILLS) (FOUR-FIFTHS VOTE REQUIRED).

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Item C-26

CC - Approval of a Purchase Order with Econolite Control Products for Eight Traffic Signal Video Detection Systems in an Amount Not-to-Exceed \$211,904.45

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH ECONOLITE CONTROL PRODUCTS FOR EIGHT TRAFFIC SIGNAL VIDEO DETECTION SYSTEMS IN AN AMOUNT NOT-TO-EXCEED \$211,904.45; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-27

CC - Award of an Additional \$10,000 Off-Cycle Special Events Grant to Los Angeles County Bicycle Coalition for the 2025 Culver City Pride Ride and Festival and Appropriate Funding from the General Fund Unassigned Fund Balance

THAT THE CITY COUNCIL:

1. CONSIDER THE LOS ANGELES BICYCLE COALITION'S REQUEST FOR AN ADDITIONAL \$10,000 OFF-CYCLE SPECIAL EVENTS GRANT FOR THE 2025 CULVER CITY PRIDE RIDE AND FESTIVAL; AND,
2. AWARD THE SPECIAL EVENTS GRANT AND APPROPRIATE \$10,000 FROM THE UNASSIGNED GENERAL FUND BALANCE TO INCREASE THE OVERALL GRANT AWARD TO \$20,000 (FOUR-FIFTHS VOTE REQUIREMENT).

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-27.

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Public Hearing Items

Item PH-1

CC - Adoption of a Resolution Confirming the Assessment and Ordering the Levy for the Sewer User's Service Charge for Fiscal Year 2025/2026

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

Council Member Fish exited the dais.

Mate Gaspar, Public Works Engineering Manager, provided a summary of the material of record.

Jeremy Bocchino, City Clerk, reported that six protest letters had been included in correspondence received and that a majority protest did not exist.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien invited public comment.

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

Council Member Fish returned to the dais.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION WITH NO MAJORITY PROTEST CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY OF THE SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2025/2026.

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Item PH-2

CC - Adoption of a Resolution Approving and Adopting Updates to the Comprehensive Fee Schedule for Fiscal Year 2025-2026

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

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

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record.

Council Member McMorris exited the dais.

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 CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding after the fact permit fees; adding an exemption for utility companies; review of subsidies; changes related to Mobility and Traffic Engineering Department fees; the recommendation to phase in Planning Department increases; the recommendation to continue subsidies for the Housing Department Enforcement Services Division to encourage compliance with the program; the cost benefit analysis; other departments at 100% cost recovery apart from PRCS; detailed notes in the attachment of what was brought forward in the January staff report; the significant increase in the Block Party Fee; and reexamination of fees next year to identify potential issues.

June 23, 2025

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR PUZA THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING UPDATES TO THE COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2025/2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item PH-3

CC - Adoption of a Resolution Approving the Annual Assessment for Benefit Assessment District West Washington Boulevard No. 1 for Fiscal Year 2025-2026

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

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.

Laura Estevez was called to speak but was not present in person or online.

Council Member McMorris returned to the dais.

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

MOVED BY VICE MAYOR PUZA, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 1 FOR FISCAL YEAR 2025/2026.

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Item PH-4

CC - Adoption of a Resolution Approving the Annual Assessment for Benefit Assessment District West Washington Boulevard No. 2 for Fiscal Year 2025-2026

Vice Mayor Puza exited the dais.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor O'Brien invited public comment.

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

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

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 2 FOR FISCAL YEAR 2025/2026.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Puza returned to the dais.

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Item PH-5

CC - Adoption of a Resolution Approving the Annual Assessment for Benefit Assessment District West Washington Boulevard No. 3 for Fiscal Year 2025-2026

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

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

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

Mayor O'Brien invited public comment.

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

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

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD NO. 3 FOR FISCAL YEAR 2025/2026.

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Items I-1 and A-1 were considered concurrently.

Item I-1

Update on Homelessness Emergency Including Project Homekey, Safe Camping, and Other Housing Programs (This update is made pursuant to the requirements of Government Code Section 8630(c) requiring a periodic review of the local emergency)

Item A-1

CC - (1) Discussion of the Proclamation of a Local Emergency on Homelessness; and (2) Direction to the City Manager as Desired

Jesse Mays, Assistant City Manager, introduced the presentation noting that Item I-1 on the current state of homelessness and homelessness services in Culver City would inform the discussion on Item A-1 regarding the Proclamation of a Local Emergency.

Tevis Barnes, Housing and Human Services Director, provided a summary of the material of record for the presentation on the current state of homelessness and homelessness services in Culver City and she highlighted the Urban Alchemy, BEAM and BLD PWR screening of *Poverty and Power* noting that the space can host events to bring the community together to discuss topics that impact everyone.

Discussion ensued between staff and Council Members regarding outreach for community events; community participation; future events planned; appreciation to Council Member McMorris for bringing the item forward; occupancy levels; the focus on

reducing expenditures; the target population for the Rodeway Inn; surprise at downsizing; reduced number of rooms used; people moving from interim to permanent housing; number of people on the waiting list; frequency of people not getting housing when they want it; the By Name List; people willing to work with the City; the ability to house people within a few days if they are ready; the assessment by Healthcare in Action or the Mobile Crisis Team (MCT); fluid numbers; length of time people are required to have been homeless to qualify; SPDAT (Service Prioritization Decision Assistance Tool) score; the one year requirement; people denied service because they were not able to stay in Culver City for a year; the Anti-Camping Ordinance; the City Council policy decision; HMIS (Homeless Management Information System) profile; staff who know most of the homeless individuals in the City; a suggestion to revisit the policy to reflect the flexibility employed by staff; exit interviews; collecting feedback to improve services; Project Homekey funded by HCD (Housing and Community Development) exit interview requirements; those who self-exit and do not want to dialogue; understanding why the program did not work for those who self-exit; people who exit because they are moving for different reasons; availability of the MCT from 10 a.m. to 10 p.m. 7 days per week; use of different service providers; use of Urban Alchemy vs. Exodus; having an agency that can work with both interim and permanent supportive housing; calculating cost per user; the Homeless Dashboard; overall cost of programming; and understanding the range of costs for services provided.

Additional discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; delays to release of information on the LAHSA (Los Angeles Housing Services Authority) count; ensuring that the numbers are provided to the City Council when the information becomes available; basis for the ordinance; reaffirmation of the urgency ordinance on an annual basis by Santa Monica; prevention, intervention, coordination, and communication; value in updating the proclamation with current information; success in accomplishing many of the bullet points on the list of tasks to accomplish during the emergency; ensuring transparency; updating goals; initial opposition to the ordinance due to concern with increased contact with the police related to the anti-camping ordinance; storage of people's items in trashcans; contact levels; data regarding different contacts available on the Homeless Dashboard; Tuesday Care In-Service Day; lack of information on contact with CCPD; daily reports; quarterly reports; Council direction necessary to include CCPD contacts on the Homeless Dashboard; CCPD and CCFD as primary referrals

during off hours; frequency of item storage; length of time items are retained; rate of reclamation; program enrollment; clarification that only people enrolled in programs have their items stored; people that take their belongings with them when they are asked to move; clarification that items have not been confiscated since enactment of the emergency ordinance; the policy of taking items if there is a cleanup of an encampment when people are not present; posting of notice alerting people of cleanups; notice posted about where to locate items that have been taken; and tracking the number of instances when belongings were taken.

Further discussion ensued between staff and Council Members regarding the update of the Homeless Plan; use of the Communications Manager rather than the consultant; irrelevant language in the proclamation; frequent updates on homeless services and the Homeless Dashboard posted to social media, geh Culver City website, and govdelivery updates; coordination with Director Barnes to make videos that are posted; specific communication strategies; including strategies moving forward into updates to the Homeless Plan; release of the RFP (Request for Proposals); the plan from 2018; projected timeline for the new updated plan; expansion of the scope of the MCT; and staff agreement to provide data for MCT calls.

Discussion ensued between staff and Council Members regarding City policy when residents call 911 regarding unhoused individuals; diversion of calls to the MCT depending on the nature of the call; level of success in addressing what was assigned; programs that have touched every department in Culver City; dedication; number of unhoused people who are now housed; and appreciation for the dedication of staff to address issues.

Additional discussion ensued between staff and Council Members regarding people moving to other housing programs; the goal to get people into permanent supportive housing; appreciation to Urban Alchemy for their work to get people into permanent housing; identification of alternative housing solutions; people who need a higher level of care; nursing facilities; treatment facilities; the challenge all over the region; job training; economic empowerment; connection to training programs; Urban Alchemy employees as former homeless or incarcerated individuals; ensuring that unhoused employees are aware of what is available; and communication with the unhoused by the LOVE Team, MCT, CCPD, and CCFD.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Melissa Sanders discussed pod housing; concern that funding Jubilo Village will negatively impact those people needing assistance now and in the future; creating more work for staff while taking away funding sources; and she felt that Council Members who voted to support Jubilo Village should have to tell homeless people that they will no longer be receiving support because they decided to take their funding away.

Patrick Godinez and Laura Estevez were called to speak but were not present in Council Chambers or online.

Discussion ensued between staff and Council Members regarding clarification about data included on the Homeless Dashboard; a suggestion to adjust formatting to make finding data more intuitive; number of calls from March 2024 to March 2025; clarification that CCPD and CCFD always respond to 911 calls and hand off non-emergency calls to the MCT; appreciation for the work of staff; lack of housing supply as not addressing the root cause of homelessness; the acute level of homelessness in the region as a product of increased housing costs while wages are stagnant; the importance of Jubilo Village to create permanent affordable housing; the opportunity to address housing; appreciation for the work of the Planning Department; the recent passage of the subdivision ordinance; preapproved ADU (Accessory Dwelling Unit) plans; changes made to facilitate housing; tying the Emergency Ordinance to tangible and measurable housing production goals; improving and expediting affordable housing; reduced community meeting requirements; ministerial approval; the new Housing Element that enables housing production in over 80% of the City; measurable goals for housing production; improving and expediting affordable housing; making 100% affordable housing projects ministerial; removal of the CEQA component; more that can be done; incentivizing adaptive reuse; increasing the threshold for ministerial approval; evaluation of results; single-stair reform; height limits at which two egresses must be built; creating denser housing developments; bringing down cost per unit; appreciation for improvements to the dashboard; examination of cost per user for services to evaluate most effective programs and services; exploration of a universal basic income program; including information on occupancy levels; disclaimers; status of Safe Parking; exploration of renter protection measures; right to legal counsel and direct payment options for renters; minimum evictable rent debt; the Emergency

Ordinance as expediting and focusing City resources on urgent needs; revisiting the Anti-Camping Ordinance; use of the ordinance at a sweep at Venice Boulevard and Teller Avenue; people who wanted shelter but were not given it; sweeps that set people back; increased expenses for the City by pushing people from block to block; having a policy ensuring that people have a place to go when a sweep is done; practice vs. policy; creating a deadly situation; and appreciation for the work done.

Additional discussion ensued between staff and Council Members regarding acknowledgement of the work of former Council Member Alex Fisch and former Assistant City Manager on Homelessness, Helen Chen; appreciation for the work of current staff who do the work to support neighbors; detours in City government; work that allows for Project Homekey; housing being offered; state funding; gratitude for the progress; providing additional specificity in the policy regarding discretionary items happening in practice but not reflected in language; incorporating new goals; collective trauma as a result of actions by the federal government; annual review; listing current partners; making changes and amendments as a matter of procedure; and including CCPD and CCFD contacts on the dashboards.

Further discussion ensued between staff and Council Members regarding concern with references to Culver City as being involved in sweeps; forcible removal of an unhoused person from an area where unhoused people congregate; clarification that Culver City has never arrested, cited, or forcibly removed anyone from any location in Culver City; Tuesday clean ups including the LOVE Team and Healthcare in Action; communication; the Anti-Camping Ordinance; appreciation to Urban Alchemy for ensuring a high standard of living and safety for homeless individuals; and appreciation to staff for their diligence.

Discussion ensued between staff and Council Members regarding the non-linear path out of homelessness; acknowledgement of the work of the community and current and former staff for their efforts; and support for updating and cleaning up the ordinance with annual review, adding more data points as discussed, and consideration of including rental protections and housing elements and items as discussed.

Additional discussion ensued between staff and Council Members regarding references to the proclamation vs. the ordinance; bringing anything related to the Homelessness Emergency back for annual review; reflecting the goals as a Council; the

Camping in Public Places Ordinance vs. the Proclamation of a Homeless Emergency; review of the Emergency Proclamation every 60 days; discretion to terminate the Local Emergency; the ability to still accomplish goals through the Homeless Plan; addressing housing insecurity; rental assistance programs; people given the choice to pack up or accept housing; clarification that people can remain at the location but they can only keep certain items, the others of which can be stored; effective utilization of the ordinance to encourage people to come inside and accept assistance; efforts to coordinate with Los Angeles; taking in unhoused neighbors from Los Angeles; impacts of unhoused persons on Culver City residents; and the patient response of staff.

Further discussion ensued between staff and Council Members regarding a suggestion to end the emergency; homelessness as a continuing emergency; applying the emergency to things that need to be done to address the crisis; expedited procurement as a result of the Emergency Proclamation; ensuring that policy reflects the actions of the City; alignment between how the policy is employed and what it actually says; codification of what is actually being done; interim solutions; continuing to combat the crisis from all directions; the need to return to the City Council every 60 days with an update; revisiting the Anti-Camping Ordinance to reflect current practices and continuing the Emergency Proclamation on Homelessness with revisions as discussed; logistics; looking at the actions of Santa Monica to update their ordinance; the Housing and Homelessness Subcommittee; including housing production items in the ordinance; and receipt of input from Planning Department.

Discussion ensued between staff and Council Members regarding appreciation to Urban Alchemy and positive feedback from residents.

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Item A-2

CC - Introduction 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

Chris Miller, Fire Marshall, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding ensuring people are in compliance; appreciation that most people do a fine job of taking care of their property; visual inspection from the outside; neighbor complaints; communication with residents; fires earlier in the year; precedent for fire departments doing regular inspections in high severity zones; staff time; education; concern with not being able to see everything from street-level; adhering to laws; availability of inspection data for residents; the fact that your neighbor's house affects your house; legality of posting data and/or inspecting private property; warrants; research into what other agencies are doing; information to allay fears of concerned residents; appreciation for the work being done to ensure compliance; average number of properties inspected each year; the small number of properties that are not in compliance; Code Enforcement; and clarification that no one has needed to be fined.

Additional discussion ensued between staff and Council Members regarding appreciation for the work done to keep people safe; the Climate Action Plan; updates as work continues with budgeting and the work plan; information posted on social media and on the CCFD website; access for engines with parked cars on the street; the inability to predict what will happen in the heat of the moment; encouraging people to have an emergency plan; limited ingress and egress; asking residents to park in their driveway during events or during certain times of the year; parking on one side of the street and not the other; the work plan; regular access for emergency calls; previous response to small fires in the area; landslide calls; access roads on the Sentinel property; alternative access; homes that burned from flying embers; encouragement to homeowners to install mesh on vents; the Building Code; requirements for new construction; privacy; drone inspection of the border with the oil field; and private property.

Further discussion ensued between staff and Council Members regarding additional direction from the City Council; providing data to the public; and a report back from staff with recommendations and ways that other agencies are doing inspections.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE 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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Council Member Requests to Agendize Future Items

Council Member Fish received full Council consensus to distribute a Know Your Rights pamphlet on Culver City buses.

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Public Comment - Items Not on the Agenda (Continued)

Mayor O'Brien invited public comment.

The following member of the public addressed the City Council:

Denise Neal commended the team working to address homelessness; discussed benefits of collaboration with CCPD; WCOG (Westside Council of Governments) and SCAG (Southern California Association of Governments); thanked Council Member Fish and Deputy City Clerk T'Ana Allen for their assistance; discussed working on regional solutions with area cities; the multi-jurisdictional law enforcement substation idea; resolving regional public safety issues; homelessness; she asked for an update on Jubilo Village and the Parks Plan; requested help from the City in facilitating communication between CCSM (Community Corporation of Santa Monica) and the hedge fund; and she requested appointments to speak in more detail.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items (Continued)

Council Member McMorris received unanimous consensus to agendize a potential MOU (Memorandum of Understanding) with the Institute for Public Strategies and/or other county partners; discussed a Town Hall held at Vets on April 29; the presentation to the City Council about fentanyl awareness; the Narcan program; a

messaging campaign; substance abuse prevention events; work on harm reduction and education on substance abuse; providing tools supporting wellness and public health; collaboration with CCUSD (Culver City Unified School District); privacy policies; Automated License Plate Readers (ALPRs); information being accessed by ICE and Border Patrol; being clear on ICE support and other regional areas open for mutual aid support; deployment of CCPD officers outside of Culver City; neighbors reaching out with inquiries; understanding City policy; she received consensus from Vice Mayor Puza and Council Member Fish to agendize discussion of privacy policies and the CCPD mutual aid policies especially as it relates to ICE support and regional areas open to mutual aid support, cost of requests, and costs to participate in the downtown protests; she received consensus from Vice Mayor Puza and Council Member Fish to agendize consideration of Know Your Rights training for PRCS counselors; discussed outreach to CHIRLA (Coalition for Humane Immigrants' Rights Los Angeles) about how to support members of the community; and she indicated that she would continue to uplift mutual aid and other supports.

Discussion ensued between staff and Council Members regarding adding a request to understand costs for mutual aid policies; costs to the City when Culver City recently participated in mutual aid downtown; clarification that City staff cannot interfere with ICE; Know Your Rights trainings that exist to help people understand what they do and do not have to do and who to contact; support for providing printed Know Your Rights materials; plans by the City Manager to provide Know Your Rights information on the bus so that item does not need to return for discussion; and the need to agendize a messaging and communication campaign for Know Your Rights.

City Council consensus was achieved on the following items:

- presentation and discussion regarding a potential MOU or relationship with the Institute for Public Strategies and/or other county partners (McMorris)
- discussion of privacy policies and the CCPD mutual aid policies especially as it relates to ICE support and regional areas open to mutual aid support, cost of requests, and costs to participate in the downtown protests (McMorris)
- discussion of Know Your Rights training for PRCS staff and summer camp counselors (McMorris)

June 23, 2025

- consideration of supporting or seeing if the legislative platform supports SB627, the No Secret Police Act, and SB805 the No Vigilantes Act (Fish)

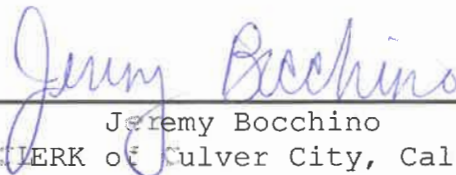
MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF CHYLER PATON.

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Adjournment

There being no further business, at 11:25 p.m. the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Chyler Paton.

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



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

Date: July 14, 2025