

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL,
CULVER CITY HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY BOARD,
REDEVELOPMENT FINANCING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

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

September 8, 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 5:33 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 Vera arrived at 8:19 p.m. and exited at 12:47 a.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.

MOVED BY COUNCIL MEMBER FISH 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, MCMORRIN, O'BRIEN, PUZA
NOES: NONE
ABSENT: VERA

At 5:34 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

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

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CS-2 CC - Conference with Legal Counsel - Existing Litigation
Re: Culver City Coalition v. City of Culver City, et. al.
Case No. 25SMCV03559
Pursuant to Government Code Section 54956.9(d) (1)

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CS-3 CC - Conference with Legal Counsel - Existing Litigation
Re: Gary M. Zeiss v. City of Culver City, et. al.
Case No. 25STCP02228
Pursuant to Government Code Section 54956.9(d) (1)

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CS-4 CC - Conference with Labor Negotiators
City Designated Representatives: City Manager John Nachbar;
Human Resources Director, Dana Anderson; Chief Financial
Officer, Lisa Soghor
Employee Organization: Culver City Employees Association;

Culver City Management Group; Culver City Police Officers Association; Culver City Police Management Group; Culver City Fire Fighters Association; Culver City Fire Management Association

Pursuant to Government Code Section 54957.6

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CS-5 CC: Conference with Real Property Negotiators

Re: Ince Parking Structure. 9099 Washington Blvd.

Cardiff Parking Structure. 3846 Cardiff Avenue

Watseka Parking Structure. 3844 Watseka Avenue

Culver Steps Parking Structure. 9300 Culver Blvd

Venice Lot. 9415 Venice Blvd

City Negotiators: John Nachbar, City Manager; Elaine Gerety-Warner, Economic Development Director

Other Party's Negotiator: Maya Mallick, Century Wilshire, Inc.

Under Negotiation: Both Terms and Price of a Parking License Agreement

Pursuant To Government Code Section 54956.8

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CS-6 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Significant Exposure to Litigation (Claimant: McLaughlin, Tyler)

Pursuant to Government Code Section 54956.9(d) (2)

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Recognition Presentations - 6:45 p.m.

Mayor O'Brien reconvened the City Council meeting at 7:00 p.m. for Recognition Presentations with five Council Members present.

Item R-1

CC - Presentation of a Proclamation in Recognition of National Suicide Prevention Awareness Month

Jeremy Bocchino, City Clerk, indicated that the recognition would occur later in the meeting.

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CC - City Council Recognition of Local Students for Participating in the Recent Youth Delegation to Culver City's Sister City, Kaizuka, Japan

Mayor O'Brien read certificates of recognition presented to the students and chaperones participating in the recent youth delegation to Culver City's Sister City, Kaizuka, Japan.

Tai Manel, Culver City High School (CCHS), discussed his favorite parts of the trip and expressed gratitude for the program.

Dominic Hasegawa, New West, discussed his experience in Kaizuka noting the whole community was very welcoming and that he hoped to keep and strengthen the bond between the Sister Cities for years to come.

Kayden Fujikami discussed host family life in Kaizuka; different customs; memorable experiences; and building friendships.

Hanna Nadel, CCHS, discussed activities they participated in; having fun together; and the lasting impact of the trip.

Brittany Wilson, chaperone, discussed being immersed in the culture; the bond created with Sister City relationships; the section dedicated to Culver City in the museum there; and continuing to build the relationship with Kaizuka.

Mika Stambler, Culver City Sister City Committee, chaperone, discussed the life-changing opportunity in Kaizuka; cultural exchange; and she expressed appreciation for the students who represented Culver City well.

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Regular Session

Mayor O'Brien reconvened the regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board at 7:10 p.m. in the Mike Balkman Council Chambers at City Hall with four Council Members present (absent Council Member Vera).

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Pledge of Allegiance

Mayor O'Brien led the Pledge of Allegiance.

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Land Acknowledgement

Mayor O'Brien read the Land Acknowledgement.

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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

Marie Albertson, Disability Advisory Committee (DAC) Chair, highlighted activities included in the DAC Biannual Report; discussed expanding advocacy and accessibility efforts for people with disabilities; activities of subcommittees; invited everyone to attend and participate in activities during Disability Awareness Month; announced the annual Abilities Fair on October 5 at the Culver City Senior Center; acknowledged support from City staff and volunteers; and she expressed hope for building collaborative relationships with the City Council.

Council Member Fish congratulated and expressed gratitude to everyone who attended or worked on Fiesta La Ballona; discussed the Culver CityBus Game Day shuttle to SoFi Stadium; Hispanic Heritage Month activities; Coastal Cleanup Day on September 20; and he reminded everyone to save the date for Art Walk & Roll on October 18.

Council Member McMorris congratulated and expressed gratitude to staff for their work to engage the community with summer activities; discussed fall events; Music in the Chambers; jazz concerts at the Kirk Douglas Theater; the Culver City Community Calendar; back to school; child care available for Council meetings upon request with additional information available

online; she congratulated the Wende on the opening of their community center; expressed appreciation for the community partnership; discussed the Walk & Roll event on September 13; Sensory Saturday events put on by Parks, Recreation and Community Services (PRCS); comments from the DAC representative; and she wished Ruby Bridges a Happy Birthday noting the need to navigate civil rights challenges to fight for a just society for everyone.

Vice Mayor Puza discussed the pilot Music in the Chambers event on September 7 and expressed appreciation for those who made the event possible; the American Legion Palisades Post 283 Fire Distribution Center event in Fox Hills Plaza on September 6; the Glorja Kaufman Community Center; the recent, troubling Supreme Court decision about immigration; lifting restrictions on ICE; effective sanctioning of racial profiling as a tool of immigration enforcement; unconstitutional and un-American actions; Culver City as standing in solidarity with immigrant communities; and continued work toward policy that protects residents from discriminatory enforcement.

Mayor O'Brien discussed the opening of the AYSO (American Youth Soccer Organization) season; number of participants; parks involved; the partnership; City recreational facilities; celebrating Kaizuka exchange students; and he indicated that he would be travelling to Japan on September 14 to continue the 65 year relationship between Kaizuka and Culver City.

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Presentation

Item P-1

CC: Presentation by Local Students Who Participated in the Recent Youth Delegation to Culver City's Sister City, Kaizuka, Japan

Students who participated in the recent youth delegation to Kaizuka, Japan narrated a slide show of photographs from their trip.

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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:

Dr. Luther Henderson asked that the City Council place an item on the next agenda to consider rescinding the Culver City Sanctuary City policy and he discussed General Russel L. Honore's famous slogan.

Monica Richardson asked that men identifying as women stop coming into the locker room at The Plunge; discussed safety; the need to protect women's privacy rights; the Executive Order signed in January by the President; the ability to sue to enforce; the need to comply with the Executive Order; the potential for federal funding to be withheld; she asked that current signage be replaced with a new sign indicating "No biological men are allowed in the women's shower room or locker room"; discussed civil rights; being made to feel bad for wanting privacy; and she asked that the matter be corrected at once.

Martine Brousse asked on behalf of Culver City renters in rent controlled units whether it was legal for landlords to increase security deposits along with rent adjustments; indicated emailing Council Members about the lack of clarity at the City level and weak language at the county and state level; observed that no City enforcement was available; she noted that without a firm City ordinance, landlords were ignoring what looked like a prohibition; and she reported providing a precise example that Santa Monica had issued which she wanted to see implemented in Culver City.

Discussion ensued between staff and Council Members regarding consensus from all Council Members present to agendaize a discussion of security deposit increases for rentals and include an update on renter protections.

Leo Fitzkoff, CCHS Freshman, discussed public transportation; the need for Culver CityBus No. 7 service to be extended to include running on weekends; the Ballona Wetlands; and allowing people who want to bike along the Ballona Creek to take the bus back.

Responding to Council Member Fish, staff agreed to provide an estimate of what it would cost to provide weekend service for the No. 7 Culver CityBus.

Mary Daval, Bike Culver City, provided a report on their annual collaboration with Culver City to provide a free bike valet for Fiesta La Ballona; discussed number of people served; expressed gratitude to PRCS for their continuing partnership and expanding available space; she acknowledged the work of the all-volunteer organization by reading names of those who made the service possible; thanked Art Nomura for his efforts to procure bike helmets from SCAG (Southern California Association of Governments) that were distributed free to users of the bike valet; and she thanked friends and neighbors who used the service.

Italia Salvaje, Ballona Wetlands Land Trust, presented a video of their team using the Culver CityBus No. 7 noting how important it would be to have it running on Saturdays.

Rosi Gabl was called to speak but was not present in Council Chambers or online.

Dr. Huong Nghiem-Eilbeck indicated coming to speak before the City Council numerous times over the past year to raise awareness about the atrocities happening in Gaza; provided a map of Palestine illustrating the size of the area and destruction; discussed length of the tragedy; number of deaths; famine; disease; infections; and number of healthcare workers and journalists killed.

Council Member McMorris exited the dais.

Melissa Sanders expressed concern with the rise of antisemitism; discussed a recent violent Code Pink protest; Jackson Market; volunteer efforts by a Council Member; continued acceptance of antisemitic behavior of business owners; antisemitic clothing being worn in Council Chambers; antisemitic posting in social media and on public forums; and concern with recognition of inclusivity being awarded to Jackson Market.

Candance Pilgram-Simmons with Sandra Horta, Culver City Chamber of Commerce Women in Business Committee, announced that nominations were open until September 11 for the tenth annual Women in Business Awards Luncheon, and she encouraged people to celebrate great women leaders impacting the community by nominating at culvercitychamber.com.

Ron Bassilian reported submitting comments in opposition to Items A-4 and A-5 noting that he would probably not be able to

speak later; discussed founding protectculvercity.org in response to Council implementation of rent control; impacts of soft story retrofit to mom-and-pop landlords; public records requests for compliant and non-compliant landlords; and he asked the City Council to support measures to help landlords comply with the retrofit mandates.

Valentina Rodriguez, Ballona Wetlands Land Trust, asked that service on Culver CityBus Line 7 be provided on Saturdays; discussed stewardship events; indicated speaking to her UCLA student peers who also would like to use the bus; and discussed facilitating engagement with young adults and students looking to get involved in the urban wetlands.

Jeff Morrical provided background on himself noting that he was part of the Arts District Board; discussed an upcoming public meeting to discuss the future of the Arts District system of 65 sculptural tree surrounds; maintenance; misperception that there was not public support for the system; plans made by the City without public input to remove all of the sculptural street lights; the pause of the removal to allow for public input; he felt that a community solution should be found to steward the system into the coming decades; and announced that the public meeting would be held on September 14 at Parks Project with information available at the Art Walk.

Council Member McMorris returned to the dais.

Vice Mayor Puza exited the dais.

Marci Baun indicated being a member of the PRCS Commission speaking on behalf of herself; announced that three lanes of swimming had been opened for drop-in swimming at The Plunge; discussed the continuing ability for people to register to reserve a spot in the pool; policies for lane usage; the in-demand community resource; and she asked people to be considerate when using the public resource.

Eric Sims, Center Theater Group, discussed the annual tradition of family programming during the holidays at the Kirk Douglas Theater; planned programming; he asked that the City Council agendaize consideration of sponsorship in order to allow for banners; discussed work with the DBA (Downtown Business Association) to share banner locations; promotion of the show and of Culver City as a destination; and he thanked Council Member McMorris for uplifting jazz nights.

Mayor O'Brien received consensus from Council Members Fish and McMorris to agendize a banner sponsorship for the kids shows at the Kirk Douglas Theater.

James Richardson referenced an email he sent to Council Members; discussed agendizing exploration of a Culver City currency exchange; and received agreement that Mayor O'Brien would reach out for a conversation.

Patrick Godinez discussed the budget; revenue; asked the City Council to discuss an eco-friendly open amphitheater to bring revenue to Culver City with NPR (National Public Radio) as a potential sponsor; discussed money drives and donations; cuts to public radio; and he quoted Friedrich Nietzsche noting that "Without music, life would be a mistake."

Meg Sullivan indicated being a local housing provider, expressed dismay with relegating rental property issues to the end of City Council agendas; discussed mom-and-pop owners who run their business while working a separate job; practices that disenfranchise rental property owners and rob the City of receiving important insight; providing housing for strangers; and she noted the need to encourage owners.

Marc Bauer indicated being a member of the Finance Advisory Committee (FAC) speaking on behalf of himself, discussed anti-Jewish rhetoric in a post by the Jackson Market; concern with honoring of Jackson Market by the City; Jews who do not feel safe in Culver City; he asserted that actions of the City felt like equity for all except the Jews; and he asked the City Council to stop embracing bigotry.

Vice Mayor Puza returned to the dais.

Ken Palmer was called to speak but could not be heard.

Cindy Hardin spoke to advocate to extend the service of Bus No. 7 to include weekends; discussed Area A of the Ballona Wetlands that is open to the public on Saturdays for Ballona Land Trust activities; the 577 acres of open space on the westside of Los Angeles; providing access to people who work during the week; and she expressed hope that the City would provide service on the weekends, or at least on Saturdays.

Noel Teubner, Mighty Pilates, announced the opening of a brand new studio on Main Street; reported wanting to hold a free community wellness event in Town Plaza to highlight healthy

lifestyles; requested an in-kind, non-financial special event grant in order to have a City-sponsored event to help reach a wider audience and allow Town Plaza to host the event; and she asked that the City Council agendize consideration of the item.

Mayor O'Brien received unanimous consensus from all present to agendize consideration of an in-kind grant sponsor request from Mighty Pilates to support an event in Town Plaza.

Walter Lamb provided background on himself; reported meeting Council Member Fish at Fiesta La Ballona; expressed appreciation for those who spoke in support of having the Culver CityBus No. 7 run on Saturdays; discussed benefits; the intention not to bypass staff or committees; indicated being eager to do the hard work; and encouraged anyone planning on visiting to check with them at walter@ballona.org or italia@ballona.org for information about construction or any disruptions to access.

Ken Palmer was called to speak but was not present in person or online.

Council Member Vera joined the meeting.

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Roll Call

Jeremy Bocchino, City Clerk, called the roll:

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

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER MCMORRIS, SECONDED BY MAYOR O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON SEPTEMBER 8, 2025.

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Order of the Agenda

Mayor O'Brien received unanimous consensus that Item A-5 be deferred to the next meeting as the County Board of Supervisors is considering the same issue.

Council Member McMorris questioned whether there would be room made for the Item on the September 29, 2025 City Council meeting agenda.

Item R-1 was not heard; a second roll call was taken before Receipt and Filing of Correspondence; Items C-15, C-19, and C-20 were considered separately; and Item A-5 was 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:

Monica Richardson took a pass on speaking about Item C-14.

Disa Lindgren noted that she did not have children; strongly urged the City Council to support Item C-15; and she discussed the value and importance of schools, students, staff and teachers.

Melissa Sanders discussed Item C-15; asked that the City Council remove conditions which she did not feel were student-facing; wanted to see support for children, district families, residents, and community members; discussed unconditional support for Jubilo Village, but major restrictions on funding for CCUSD; opposition expressed; disappointment with disrespect; requiring Steve Hartman's kindness classes be taught throughout CCUSD; and she asked the City Council to provide the one-time money to CCUSD.

Jeanne Black indicated that she had decided against speaking.

Mark Herscovitz spoke on Item C-15; discussed the poor condition of the schools; teachers who do not want to teach at CCUSD; turnover of principals and administrators; \$2.5 million as a small part of what is needed; poorly thought-out, disrespectful, and offensive conditions; concern with support for projects such

as Jubilo Village; benefit to residents; he asked that the Item be passed without conditions; and wanted to see CCUSD provided with what they deserve and need going forward.

Carolyn Libuser spoke on Item C-15; felt that adding the condition for housing was insulting and disrespectful; discussed unions; references made to Kelly Kent and Paula Amezola who she felt were responsible for the current position that CCUSD is in; and she expressed concern with money given to New Earth.

Marci Baun spoke on behalf of herself regarding Item C-15; discussed widespread opposition to housing on campus; concern with requiring money be spent to examine something that was already deemed infeasible; she asked the City to drop the housing condition and start looking at what is good for the schools and good for the community; and she expressed concern with stringent conditions on CCUSD, but lack of conditions for Jubilo Village.

James Richadson discussed being homeless in Los Angeles County for two years; appreciation for assistance he received; expressed support for Item C-20; discussed people experiencing homelessness who do not have mental health issues; difficulty investing in the community when no investment is being made in them; giving back; funding schools and homeless initiatives; and he hoped to speak further about his proposal as an agenda item.

Dr. Alfonso Jiménez, CCUSD Superintendent, spoke regarding Item C-15; expressed appreciation for partnership; requested that language in the conditions be reframed to reflect a partnership guidance and the collaborative nature of the relationship between the City and CCUSD; he proposed adjustments to the conditions or eliminating them altogether; provided a summary of a letter he submitted to the City Council; discussed the need for flexibility with the parcel tax election; consultant input on determining the best time for the election; and he thanked the City for their support.

Jamie Wallace was called to speak on Item C-15 but was not present in person or online.

Patrick Godinez indicated being a member of the Advisory Committee on Housing and Homelessness (ACOH) and the Outreach and Engagement Subcommittee; noted that he was speaking on behalf of himself; stated that he had been homeless previously; discussed Item C-20; asked for a waiver for an RFP (Request for

Proposal) for Jennifer Swan and Associates; discussed grant writing capability; assessment of why the \$16 million in grants were denied; focusing on what grants the City would be successful with to help the budget; reevaluation of the homelessness situation; and he suggested an addition to the budget.

Jeannine Wisnosky Stehlin urged the City Council to approve Item C-15 without the added conditions; indicated providing the previous CCUSD study regarding housing on school property to Council Members; discussed opposition by teachers and staff; concern with an attempt by Culver City to force CCUSD to explore actions they have already spent public funds on, evaluated, and dismissed; specific actions satisfactory to meet the condition; serving students and families; the importance of partnership; conditions that distract CCUSD from their core mission; redundancy with requiring City staff attendance of public meetings; duplication of work being done by requiring a new marketing retention plan; allowing CCUSD to determine whether and when a future parcel tax is necessary; and she asserted that new CCUSD leadership needed partnership and support, not added obstacles.

Andrew Lachman expressed appreciation for the partnership; discussed proposed changes to guidance and conditions; recognition of prior work done by CCUSD on housing studies; the need to change the bylaws to allow for participation in CBAC; specific meetings with the Los Angeles County Office Education (LACOE) not general meetings; financial reporting; the liaison committee; enrollment retention strategies that can be shared with the City Council; and budget and marketing context.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 2, 2025 to August 15, 2025 and August 16, 2025 to August 29, 2025

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 2, 2025 TO AUGUST 15, 2025 AND AUGUST 16, 2025 TO AUGUST 29, 2025.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on August 11, 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 AUGUST 11, 2025.

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Item C-3

CC - Receipt and Filing of the Biannual Written Reports of Culver City's Commissions, Boards, and Committees

THAT THE CITY COUNCIL: RECEIVE AND FILE THE BIENNIAL WRITTEN REPORTS OF CULVER CITY'S COMMISSIONS, BOARDS, AND COMMITTEES.

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Item C-4

CC - Award of a Construction Contract to AC Pros, Inc. in the Amount of \$326,385 for the Fire Station Number One HVAC Replacement Project, PF-013 as the Lowest Responsive and Responsible Bidder; (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$81,596

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO AC PROS, INC., IN THE AMOUNT OF \$326,385 FOR THE FIRE STATION NUMBER 1 HVAC REPLACEMENT PROJECT PF-013 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$81,596.00; 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 - Approval of a Second Amendment to the Existing General Services Agreement with Elevators Etc., Inc. in an Additional Amount Not-to-Exceed \$321,269 for Two Elevator Modernizations at City Hall, for a Total Agreement Amount Not-to-Exceed \$1,628,634

THAT THE CITY COUNCIL:

1. APPROVE A SECOND AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH ELEVATORS ETC., INC. IN AN AMOUNT NOT-TO-EXCEED \$321,269 TO MODERNIZE TWO PASSENGER ELEVATORS AT CITY HALL FOR A TOTAL AGREEMENT AMOUNT NOT-TO-EXCEED \$1,628,634; 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-6

(1) Acceptance of Grant Funds from the Los Angeles County Metropolitan Transportation Authority (Metro) in the Amount of \$200,000 for the Hayden Tract Specific Plan Project; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Appropriate the Grant Funds

THAT THE CITY COUNCIL:

1. ACCEPT \$200,000 IN FUNDING FOR THE HAYDEN TRACT SPECIFIC PLAN PROJECT THROUGH THE METRO TRANSIT ORIENTED COMMUNITIES TECHNICAL ASSISTANCE GRANT PROGRAM; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE ANY DOCUMENTS NECESSARY TO RECEIVE THE FUNDS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND,
4. APPROVE A RELATED BUDGET AMENDMENT TO RECEIVE THE REVENUE AND ALLOCATE THE GRANT FUNDS (FOUR-FIFTHS VOTE REQUIRED).

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Item C-7

CC - Approval of Multiple Cooperative Purchase Agreements with the State of California for Purchase of Dell Product Hardware (Desktops, Laptops, Monitors, and Enterprise Technology) in an Aggregate Amount Not-to-Exceed \$250,000

THAT THE CITY COUNCIL:

1. APPROVE THE FOLLOWING STATE OF CALIFORNIA COOPERATIVE PURCHASE AGREEMENTS IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$250,000:
 - A. 1-22-70-31A PC GOODS - DELL PRODUCTS (DESKTOPS, THIN DESKTOPS, THIN LAPTOPS, RUGGED LAPTOPS);
 - B. 1-22-70-31B PC GOODS - DELL PRODUCTS (MONITORS);
 - C. 1-22-70-31C PC GOODS - DELL PRODUCTS (LAPTOPS);
 - D. 1-24-70-19-04 ENTERPRISE TECHNOLOGY - DELL PRODUCTS (DELL/EMC SILO); AND
 - E. 1-24-70-19-17 ENTERPRISE TECHNOLOGY - DELL/EMC PRODUCTS; 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 Appointing Mayor Dan O'Brien as Delegate and Council Member Albert Vera as Alternate Delegate as Part of the General Membership of the Independent Cities Association and Rescinding Resolution No. 2025-R014

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPOINTING MAYOR DAN O'BRIEN AS DELEGATE AND COUNCIL MEMBER ALBERT VERA AS ALTERNATE DELEGATE AS PART OF THE GENERAL MEMBERSHIP OF THE INDEPENDENT CITIES ASSOCIATION AND RESCINDING RESOLUTION NO. 2025-R014.

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Item C-9

CC - Approval of an Amendment to a Task Order with RTI Consulting Inc. in an Additional Amount Not-to-Exceed \$28,591 for an Aggregate Task Order Amount Not-to-Exceed \$77,441, for Construction Management and Inspection Services for the Construction of the Transfer Station West Push Wall, PZ-948

THAT THE CITY COUNCIL: APPROVE AN AMENDMENT TO A TASK ORDER WITH RTI CONSULTING INC. IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$28,591 FOR AN AGGREGATE TASK ORDER AMOUNT NOT-TO-EXCEED \$77,441, FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE CONSTRUCTION OF THE TRANSFER STATION WEST PUSH WALL, PZ-948.

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Item C-10

CC - Adoption of an Ordinance Amending the Culver City Municipal Code Relating to Administrative Remedies for Challenges to Fees, Charges, and Assessments on Real Property

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE AMENDING THE CULVER CITY MUNICIPAL CODE TO ADD A NEW CHAPTER 3.12 REGARDING EXHAUSTION OF ADMINISTRATIVE REMEDIES FOR CHALLENGES TO FEES, CHARGES, AND ASSESSMENTS ON REAL PROPERTY.

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Item C-11

CC - Authorization of a Task Order for Traffic Engineering Services for the West Washington Signal Fiber Upgrades Project in an Amount Not-to-Exceed \$119,600 Pursuant to the Terms of the City's On-Call Professional Services Agreement with Kimley-Horn and Associates

THAT THE CITY COUNCIL: AUTHORIZE A TASK ORDER FOR TRAFFIC ENGINEERING SERVICES FOR THE TRAFFIC SIGNAL FIBER UPGRADES PROJECT IN AN AMOUNT NOT-TO-EXCEED \$119,600 PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES.

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Item C-12

CC - (1) Award of a Construction Contract to Southland Roofing Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$280,440 for the Ivy Substation Roof Replacement Project; and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$70,000 to Cover Contingency Costs

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO SOUTHLAND ROOFING, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$280,440 TO IMPLEMENT THE IVY SUBSTATION ROOF REPLACEMENT PROJECT; AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE SOUTHLAND ROOFING CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$70,000 TO COVER UNANTICIPATED COSTS; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13

CC - Approval of a Five-Year General Services Agreement with We R Builders, Inc. to Perform On-Call Fence and Wall Repairs at Various City Facilities in an Amount Not-to-Exceed \$100,000 Annually, for a Total Amount Not-to-Exceed \$500,000 over the Five-Year Term

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR GENERAL SERVICES AGREEMENT WITH WE R BUILDERS, INC. IN AN AMOUNT NOT-TO-EXCEED \$100,000 ANNUALLY FOR A TOTAL AMOUNT NOT-TO-EXCEED \$500,000 OVER THE FIVE-YEAR TERM TO PERFORM ON-CALL FENCE AND WALL 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-14

CC - (1) Authorization to Accept Grant Funds in the Amount of \$565,707 from the Caltrans Sustainable Transportation Planning Grant Program to Develop Complete Streets Implementation Procedures and Update the City's Bicycle and Pedestrian Action Plan; (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to Allocate the \$565,707 in Grant Funds and Appropriate Local Matching Funds Totaling \$73,293 from the Mobility Improvement Fund (Fund 437) to CIP Project PS039

THAT THE CITY COUNCIL:

1. AUTHORIZE ACCEPTANCE OF GRANT FUNDS FROM THE CALTRANS SUSTAINABLE TRANSPORTATION PLANNING GRANT PROGRAM IN THE AMOUNT OF \$565,707 TO DEVELOP COMPLETE STREETS IMPLEMENTATION PROCEDURES AND UPDATE THE CITY'S BICYCLE AND PEDESTRIAN ACTION PLAN; AND,

2. AUTHORIZE A BUDGET AMENDMENT TO ALLOCATE THE \$565,707 IN GRANT FUNDS AND APPROPRIATE LOCAL MATCHING FUNDS TOTALING \$73,293 FROM THE MOBILITY IMPROVEMENT FUND (FUND 437) TO CIP PROJECT PS039 (FOUR-FIFTHS VOTE REQUIRED).

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Item C-15

CC - (1) Approval of a Donation Agreement with Culver City Unified School District (CCUSD) for a One-Time Donation of \$2.5 Million with Established Conditions; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment to (A) Defund 17 Capital Improvements Projects (CIPs) Totaling \$2,508,256 in General Fund Dollars; (B) Appropriate \$1,082,902 from the Mobility Improvement Fund (Fund 437) to Fund Four Eligible CIPs Identified for Defunding; and (C) Appropriate \$2.5 Million from the General Fund for Donation to CCUSD after the Donation Agreement is Executed

Council Member Vera exited the dais.

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record noting that recommendations from the August 11, 2025 City Council meeting had been brought back as a budget amendment.

Mayor O'Brien exited the dais.

Council Member Vera returned to the dais.

Discussion ensued between staff and Council Members regarding flexibility with the date of the parcel tax; polling; timing for collection of the funds; the tax roll; pre-planning; and use of specialists to prepare the roll.

Mayor O'Brien returned to the dais.

Additional discussion ensued between Dr. Jiménez, staff, and Council Members regarding the contrast between previous expressions of willingness by CCUSD to do whatever needed to be done and comments made at the current meeting; the housing study; items that need to be updated; allowing for attendance at certain meetings; good faith efforts by the City Council; meeting the needs of CCUSD; capacity for CCUSD to update charters and allow the City to attend meetings as requested; the goal of having CCUSD explore other funding opportunities; continued transparency moving forward; and honoring transparency goals to ensure a good partnership.

Council Member Vera apologized for his tardiness noting that he had just returned from Iksan, South Korea.

Further discussion ensued between Dr. Jiménez, staff, and Council Members regarding clarification that the \$2.5 million requested is insufficient; the budget built upon \$4 million in cuts for the following year; the obligation to notice employees by March 15; concern that CCUSD would ask Culver City for more money next year; conditions first discussed at the August 11, 2025 City Council meeting; item details in the staff report; discussions between City staff and CCUSD staff if the request is approved; room for adjustment; money that is not available due to funding the Jubilo Village project; the need to agendaize consideration of taking money from that project to fund CCUSD; and approval of the loan commitment letter.

Discussion ensued between staff and Council Members regarding timing for issuing funds to CCUSD; the need for clear direction on a donation agreement and for agreement by CCUSD; moving

forward while integrating requests made by Dr. Jiménez; the importance of framing the partnership as guidance rather than paternalism; and proposed amendments to conditions including: providing flexibility for CCUSD to determine when it would be best to place a parcel tax on a ballot, removal of market-rate housing as a condition, support for appointing a FAC Member to be part of the CCUSD Budget Advisory Committee, only including City staff in LACOE meetings when there is specific CCUSD business being considered, support for regular updates to the City Council Liaison Committee on CCUSD's finances, review of documented strategies on active recruitment and retention, and mandated reporting.

Mayor O'Brien moved to direct funding to CCUSD with modified conditions.

Additional discussion ensued between staff and Council Members regarding appreciation for feedback received and communication with Board Members; pride in being able to step in and assist; mutual benefits to placing conditions on the funds; fiscal responsibility; the importance of good dialogue between the two parties; the \$2.5 million option presented to the City by CCUSD; consideration of additional funding for subsequent years as part of the budget process; support for flexibility with the date for the parcel tax; the housing conversation; creation of a potential revenue generator for CCUSD; meeting RHNA (Regional Housing Needs Assessment) goals; a suggestion to amend the housing condition to indicate the need for a discussion of potential market rate and mixed income housing developments on CCUSD property to generate additional revenue and meet RHNA goals as explored in the previous report; and finding a way to move forward with a long-term plan to achieve fiscal stability and bring in more revenue for CCUSD.

Further discussion ensued between staff and Council Members regarding an observation that funding CCUSD has nothing to do with meeting RHNA goals; progress being made on RHNA goals; helping CCUSD get through their fiscal crisis now; supplemental benefit to the City when housing is generated; clarification that a discussion is being proposed; the motion on the table; the simple majority required to pass the terms of the donation agreement; the 4/5 vote required for the budget amendment; the statement from the CCUSD Superintendent indicating they should not be focused on housing right now; clarification that the housing aspect is a request for a discussion not an order to move forward; lack of specific language to change the conditions; and comments from CCUSD.

Council Member Fish proposed a substitute motion take comments at face value with an adjustment to not strike the condition to explore market-rate housing, but rather to discuss potential market-rate and mixed-income housing development on CCUD property to generate additional revenue for CCUSD and meet RHNA goals as explored in the Brookwood Report. Council Member McMorris seconded the motion.

Additional discussion ensued between staff and Council Members regarding the decision that lies with the Board of Trustees; concern with providing the money with a group of conditions that the Superintendent indicated is not in the best interests of CCUSD to move forward with; and concern with money given away without conditions for other things.

Further discussion ensued between staff and Council Members regarding conditions added for the approval of Jubilo Village; increasing transparency and oversight; actions of the prior School Board to look at workforce housing that were tabled due to Measure E; the study that demonstrates feasibility; revenue generation and housing; exploration of housing; the feeling that study for revenue generation is not harmful; and support for changing conditions to partnership guidance.

Discussion ensued between Mr. Jiménez, staff, and Council Members regarding reductions to administrative staff; creating challenges to staffing bandwidth by adding in the housing discussion; credit for having made good faith efforts; fiscal challenges; austerity measures; the substitute measure on the conditions; specificity of the conditions in what the Superintendent wrote; exploration of a direct solution; and estimation of potential revenue by the Brookwood Report.

MOVED BY COUNCIL MEMBER FISH AND SECONDED BY COUNCIL MEMBER MCMORRIS THAT THE CITY COUNCIL: APPROVE A DONATION AGREEMENT WITH CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD) INCLUDING RECOMMENDED REPLACEMENT CONDITIONS AND AN AMENDMENT TO INCLUDE A HOUSING DISCUSSION FOR REVENUE OPPORTUNITIES FROM DISTRICT PROPERTIES AS EXPLORED IN THE BROOKWOOD REPORT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

1. DIRECT \$2.5 MILLION TO THE CULVER CITY UNIFIED SCHOOL DISTRICT (CCUSD); AND,
2. APPROVE A RELATED BUDGET AMENDMENT TO (A) DEFUND 17 CAPITAL IMPROVEMENT PROJECTS (CIPS) TOTALING \$2,508,256 IN GENERAL FUND DOLLARS; (B) APPROPRIATE \$1,082,902 FROM THE MOBILITY IMPROVEMENT FUND (FUND 437) TO FUND FOUR ELIGIBLE CIPS IDENTIFIED FOR DEFUNDING; AND (C) APPROPRIATE \$2.5 MILLION FROM THE GENERAL FUND FOR DONATION TO CCUSD AFTER THE DONATION AGREEMENT IS EXECUTED (FOUR-FIFTHS VOTE REQUIREMENT); 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-16

CC - (1) Ratification of General Fund Expenditures to Technology Artists for the 2024 Summer Concert Series and the 2024 Jazz Festival in an Amount Not-to-Exceed \$19,378.98; and (2) Approval of a General Services Agreement with Technology Artists in an Amount Not-to-Exceed \$49,980 for the 2025 Summer Concert Series

THAT THE CITY COUNCIL:

1. RATIFY A GENERAL FUND EXPENDITURE IN AN AMOUNT NOT-TO-EXCEED \$19,378.98 TO TECHNOLOGY ARTISTS FOR THE 2024 SUMMER CONCERT SERIES AND THE 2024 CULVER CITY JAZZ FESTIVAL; AND,
2. APPROVE A GENERAL SERVICES AGREEMENT WITH TECHNOLOGY ARTISTS IN AN AMOUNT NOT-TO-EXCEED \$49,980 FOR THE 2025 SUMMER CONCERT SERIES; 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-17

CC - (1) Approval of a General Services Agreement with Western Office, Inc. to Provide Workstation Furniture and Installation Services in an Amount Not-To-Exceed \$108,000 for the Human Resources and Finance Departments

THAT THE CITY COUNCIL:

1. APPROVE A GENERAL SERVICES AGREEMENT WITH WESTERN OFFICE, INC. TO PROVIDE WORKSTATION FURNITURE AND INSTALLATION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$108,000 FOR THE FINANCE AND HUMAN RESOURCES DEPARTMENTS; 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-18

CC:PA - Approval of an Amendment to the City's Agreement with First Data Merchant Services LLC for Credit Card Payment Processing to Extend the Term until June 1, 2027 and Increase the Total Not-to-Exceed Amount by \$600,000 for a Total Amount Not-to-Exceed \$1.2 Million

THAT THE CITY COUNCIL AND PARKING AUTHORITY BOARD:

1. APPROVE AN AMENDMENT TO THE CITY'S AGREEMENT WITH FIRST DATA MERCHANT SERVICES LLC FOR CREDIT CARD PAYMENT PROCESSING TO EXTEND THE TERM TO JUNE 1, 2027 AND INCREASE THE MAXIMUM COMPENSATION BY \$600,000 TO \$1.2 MILLION; 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-19

CC - Approval of an Amendment to an Agreement with RCS Trucking for Solid Waste, Recyclables, Organics and Demolition Waste Transport Services Extending the Term of the Agreement through December 31, 2025 at an Estimated Cost of \$300,000 Based on the Current Schedule of Fees

Discussion ensued between staff and Council Members regarding the practices of other cities to allow other contracts for demolition waste services; exclusive franchise rights to provide services in Culver City; benefits of providing services in-house; allowing measurement of quantities; meeting recycling goals; quality control; code enforcement; meeting conditions of permits; annual review; and staff agreement to provide a report on the pros and cons of keeping construction and demolition in-house vs. contracting it out during the presentation for proposed rates for the upcoming year.

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO AN AGREEMENT WITH RCS TRUCKING FOR SOLID WASTE, RECYCLABLES, ORGANICS, AND DEMOLITION WASTE TRANSPORT SERVICES EXTENDING THE TERM THROUGH DECEMBER 31, 2025 AT AN ESTIMATED COST OF \$300,000 BASED ON THE CURRENT SCHEDULE OF FEES; 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-20

CC:HA - (1) Ratification of Acceptance of Local Solutions Fund Grant from the Westside Cities Council of Governments in the Amount of \$1,012,171; 2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating the \$65,000 in Remaining Grant Funds in Fiscal Year 2025-2026; and 3) Approval of a Professional Services Agreement with Jennifer Cree Swan & Associates to Update Culver City's 2018 Plan to Prevent and Combat Homelessness By Re-evaluating Existing Short-Term and Long-Term Strategies to Address Homelessness in Culver City in an Amount Not-to-Exceed \$60,000

Vice Mayor Puza questioned whether the updated Homeless Plan included a financial assessment and analysis of work done.

Discussion ensued between staff and Council Members regarding cost per person; the gaps analysis; available funding; discussion with the consultant; emergency updates; an upcoming presentation from the consultant to the City Council on timeline and scope; consideration by the City Council subcommittee; folding the financial analysis into the gaps analysis; including faith-based institutions and non-profit institutions in community stakeholders; and appreciation to the Standing Housing and Homelessness Subcommittee and the ACOHH for their work as well as for the work of Vice Mayor Puza to spearhead the 2018 Homeless Count.

THAT THE CITY COUNCIL:

1. RATIFY ACCEPTANCE OF A LOCAL SOLUTIONS FUND GRANT FROM THE WESTSIDE CITIES COUNCIL OF GOVERNMENTS (WSCCOG) IN THE AMOUNT OF \$1,012,171; AND,
2. APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING THE \$65,000 IN REMAINING GRANT FUNDS IN FISCAL YEAR 2025-2026 (REQUIRES A FOUR-FIFTHS VOTE); AND,
3. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH JENNIFER CREE SWAN AND ASSOCIATES TO UPDATE CULVER CITY'S 2018 PLAN TO PREVENT AND COMBAT HOMELESSNESS BY RE-EVALUATING EXISTING SHORT-TERM AND LONG-TERM STRATEGIES TO ADDRESS HOMELESSNESS IN CULVER CITY IN AN AMOUNT NOT-TO-EXCEED \$60,000; AND,
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1 THROUGH C-14 AND C-16 THROUGH C-20.

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Public Hearing Items

None.

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Action Items

Item A-1

CC - Adoption of a Resolution of the City Council of the City of Culver City, California, Certifying and Reciting the Facts of the All-Mailed Ballot Special Municipal Election Held on August 26, 2025, Stating the Results of Such Election in Accordance with the City Charter and the California Elections Code and Approval of the Ordinance that was Passed, Approved, and Adopted by the Voters to Amend Chapter 3.08 of the CCMC to Impose a Transactions and Use Tax for Neighborhood Safety and City Services Protection to be Administered by the California Department of Tax and Fee Administration

Jeremy Bocchino, City Clerk, provided a summary of the material of record and expressed appreciation to the Canvassing Board and to IT (Information Technology) Director, J.R. Wright noting the use of six stand-alone organizations to make the election happen.

Mayor O'Brien invited public input.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their hard work, to residents who came out to vote and supported the ballot measure, to groups that supported the measure, and for the gesture of faith in the ability to spend tax dollars wisely; engagement at Fiesta La Ballona; acknowledgement of the large ask of staff; work done by staff to keep the City moving; appreciation for a legacy of progressive-led tax measures to support the fiscal health of Culver City; City services for the community; the structural deficit faced by Culver City for years; rising costs; pension payouts; growing community needs; prioritization of spending; a request to agendaize a financial retreat for City Council Members with the new City Manager, Chief Financial Officer, and staff to set a clear path forward; creation of a Capital Improvement Plan to strategically prioritize infrastructure and community investment; community trust; and investing together to rise together.

MOVED BY MAYOR O'BRIEN, SECONDED BY COUNCIL MEMBER FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CERTIFYING AND RECITING THE FACT OF THE ALL-MAILED BALLOT SPECIAL MUNICIPAL ELECTION HELD ON TUESDAY, AUGUST 26, 2025, STATING THE RESULTS OF SUCH ELECTION AND APPROVING AND RATIFYING THE ORDINANCE THAT WAS PASSED, APPROVED, AND ADOPTED BY THE VOTERS.

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Item A-2

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

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

Katja Ackerley, New Zealand Counsel General for Los Angeles, introduced a short presentation from members of the New Zealand delegation; provided background on herself; discussed the New Zealand presence in Santa Monica; representation of 12 western United States; support from the New Zealand government for the proposal; the Olympics; the 2023 FIFA Women's World Cup; inclusive bi-cultural traditions; progressive ideals of diversity and equality; alignment of values, interests, and goals; the importance of the agreement from a commercial standpoint; and getting to know the special and unique country.

Nicki Nicol, New Zealand Olympic Committee (NZOC), expressed appreciation for being back in Culver City and acknowledged Council Members; introduced members of the team; discussed terms; the roles of each party; the proposed partnership; creation of a fan zone in Culver City; aligning elements; installation of a performance stage; celebrations with athletes allowing interaction and photos with the local community; cultural elements; school and community groups; inclusion of other Olympic communities; involvement of Pacifica colleagues; attracting people to Culver City; patronage of local businesses; support of the concept and location by the LA2028 Committee; the importance of Town Plaza and the Culver Hotel in the plan; and investment in Culver.

Jonny Errington, NZOC, summarized the shared vision of the proposed partnership; discussed bringing New Zealand to Culver City; amplification of what will occur in Town Plaza; artwork commissioned for the New Zealand team; free access to cultural performances onsite; traditional dance and songs; inclusion of Pacifica colleagues; outreach to the Gabrieliño/Tongva; the intent to weave stories together to be told on stage; sharing culture with the local community and educational establishments; biodiversity; the reputation of New Zealand as green and sustainable; the proposed experiential approach; commercial partnerships; and New Zealand artists.

Tim Dodd provided background on himself; thanked the City for the staff report; discussed projections on visitors and revenue generated; partnerships with local organizations; Culver City as a leader in welcoming an international partner; unavoidable costs; outside funding; cost-sharing arrangements; reducing the burden; leveraging for potential increased economic impact; strong engagement in Paris; providing a free fan favorite that is open to everyone; and engaging in a fiscally responsible, culturally vibrant partnership positioning Culver City as a leader in LA28.

Nicki Nicol, NZOC, expressed appreciation to the Mayor and the City Council; acknowledged the huge ask; discussed putting Culver City on the map; the mutual commitment; the request for endorsement of the Term Sheet; the investment from Culver City in the once-in-a-lifetime opportunity; and she and the delegation sang a traditional song.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and to staff and subcommittee members for their efforts; contagious excitement; references to having a car-free Olympics; potential additional costs for open streets; examination of costs to shut down streets in the downtown area based on the Culver City Car Show; costs for an event that includes other countries; costs of other City events; scale of the events being proposed; number of days events could be held; subsidies from New Zealand; security; costs projected for a more open event vs. for a closed event; opportunities for other countries to participate; programing controlled by the NZOC; willingness to work with Culver City; and hours of empty stage time that would need to be filled.

Nicki Nicol, NZOC, discussed the partnership between NZOC and Culver City; balancing prime events; and looking at opportunities to fill downtime.

Additional discussion ensued between staff and Council Members regarding ensuring participation opportunities for other countries to represent the wide swath of different nationalities in Culver City; pairing the vision with practical fiscal reality of Culver City; and the structural deficit.

Council Member Fish exited the dais.

Further discussion ensued between staff and Council Members regarding logistics; security guidance; review by the Culver City Police Department (CCPD); fluctuations in estimated costs; a suggestion to set a cap for expenses in the Term Sheet; and the ability to negotiate with New Zealand.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Council Member Fish returned to the dais.

Darrel Menthe, Downtown Business Association (DBA), indicated strong support of the proposal; discussed augmenting the proposal with open streets downtown; moving restaurants out onto the streets for a couple of weeks; estimated costs; buses from the E-Line; increased frequency of service; the importance of the international stage that comes with New Zealand; the feeling that if there is no Olympic activation, businesses will be empty; the need to draw people to Culver City; access; and allowing everyone to understand what they all know about Culver City.

Council Member McMorris exited the dais.

Jeannine Wisnosky Stehlin provided background on herself; discussed building community for the arts; the dream come true to have New Zealand in Culver City; strengthening connections within and outside of the community; creation of cultural hubs to uplift communities; activation of the downtown area; allowing opportunities for Culver City residents, artists, schools, and performers; willingness to welcome other countries; opportunities for cultural exchange; making Culver City a place people want to come to; tax revenue; cost savings; sponsorships and donations; and she asked the City Council to vote yes on the item.

Council Member McMorris returned to the dais.

Alicia Ide indicated being a City staff member speaking as a member of the Culver City Arts Foundation Board on behalf of Jim Clarke and Paal Anand who have both met with Tim Dodd and members of NZOC about playing a partnership role in cultural activities during the Olympic Games; requested that the role of the Foundation be spelled out in the MOU (Memorandum of Understanding) between Culver City and New Zealand for hosting the Hospitality House and resulting cultural events; including the Foundation in the Term Sheet as being a working partner in planning activities that specifically enrich the Culver City community; and they were looking forward to working with Culver City on other arts initiatives proposed for the Olympics period.

Rosi Gabl and Jamie Wallace were called to speak but were not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation for comments received; transit-friendly and open streets; opportunities for programming and outdoor dining; engagement during the event; ensuring fiscal responsibility; price estimates that tend to go up; support offered by Team New Zealand; the wonderful opportunity; the structural deficit; the recently passed sales tax; keeping City finances in mind while doing something exciting for residents; opportunities for the richness and diversity of Culver City to be showcased alongside Team New Zealand; additional costs with the pursuit of open streets; potential additional security needs; potential revenue that could be generated; providing an avenue for other countries to participate and help with costs; the common theme in meetings with other countries that they want to be unique and be in their own area; the New Zealand proposal with smaller island nations; countries that typically host hospitality houses; creating an identity with their own area; allowing several countries to have their own space; generating more revenue by carving out certain areas for other countries; nations looking for buildings or parks to locate in; precedent for a gathering of nations; support for boosting the business community, for honoring New Zealanders, and for the proposed partnership; costs for the 19 day event; and figuring out how to do the partnership without significant cost to Culver City.

Nicki Nicol, NZOC, discussed the gathering of nations in Paris that involved the use of multiple buildings within a park; the ability to charge fees to attend; the unique plan not to charge; increased sales tax revenues with open streets; the TOT (Transit Occupancy Tax); and working together to make things work.

Further discussion ensued between NZOC representatives, staff, and Council Members regarding sponsorships and donations; the basis for calculations made; typical sponsorships; local businesses that may want to support the New Zealand team; bringing in the right kind of sponsorships; options for activations; the typical focus on a building rather than an area; areas usually organized by the local operating committee such as LA28; the intent to have a location with a partnership to use the Plaza and the Steps to bring some of New Zealand to the area; waiting to engage with businesses until an agreement has been made with the City; estimations on the impact of the Olympics to the community if no partnership is made; projected impacts to sales taxes; benefits to New Zealand being in Culver City; impact to businesses and revenue; costs for activating Town Plaza for the closing of the Paris Games; bringing consistent analysis and critical thought to how investments are being made; support for considering a cap on expenses; providing transparency regarding the investment and community benefit gained; concern with the potential for increased costs and the exclusionary clause; collaboration with other locales New Zealand is interested in partnering with; the importance of allowing Culver City to be inclusive; providing an open policy rather than an exclusionary one; open streets with the emphasis on transit by LA28 and the Mayor of Los Angeles; and appreciation for all of the work done to bring the item forward.

Mayor O'Brien exited the dais.

Discussion ensued between staff and Council Members regarding community involved in the World Para Fencing Championships in South Korea; economic impact to the community; putting Culver City on a world stage; the Olympics Subcommittee; other options for Olympic events; the potential for positive economic impact; support for consideration of a cap on spending; the focus on New Zealand; conversations with other nations; the unique free and open hospitality house while others charge; comments from Mayor Bass that she wanted to provide spaces in Los Angeles for those who cannot afford tickets to enjoy the pageantry and excitement of the games; raising the profile of Culver City by partnering with New Zealand; the potential for high profile Olympics nations in Culver City; other nations looking at privately owned buildings; and the range of revenue estimates.

Responding to inquiry, Tim Dodd, NZOC, discussed the method for formulating projected revenue estimates; conservative estimates; and estimates by Santa Monica.

Additional discussion ensued between staff and Council Members regarding creation of a local non-profit; the amount of time to fundraise; ways to raise revenue; digital kiosks; sponsorships; volunteer opportunities for community members to participate; potential partnerships between nations to share costs; discussion of the Olympics at SCAG (Southern California Association of Governments); potential impact to the mall; things to add to the Term Sheet; acknowledgement of the request for partnership with the Culver Arts Foundation in the Term Sheet; and the separate conversation about a potential cap.

Further discussion ensued between staff and Council Members regarding having Team New Zealand cover more costs; temporary restrooms and water facilities; items that are specific for the site; consideration of who is responsible for increased costs; the process; appreciation for efforts to engage other countries; opportunities for other countries to have similar arrangements in Culver City; potential interest in other space downtown; Media Park; cost sharing; and fundraising by NZOC to cover production costs.

Nicki Nicol, NZOC, discussed the significant capital investment commitment being made; the first priority to get the team to the games; the ambitious plan; understanding the roles of each party; right-sizing the offer; being clear on limits; moving costs to the other party; and the spirit of partnership.

Additional discussion ensued between NZOC representatives, staff, and Council Members regarding downsizing; allowing other nations to participate; decreased costs with downsizing; the need to define the redesigned event and get new estimates from police and fire; the gamble to create an open piece of land and expect someone to take it; pop-up structures; Veterans Park; support for going forward with a country that is interested and clear about what they want; the exorbitant price tag for a 19 day event; working to get closer to cost-neutral; differing views of fiscal responsibility; potential for additional ad revenue, sponsorships, and fundraising opportunities; conservative estimates; optimism regarding the ability to raise money to help support the effort outside of economic generation; concern with attributing open streets costs to New Zealand as that is not part of their ask; benefits to the City of having a non-exclusive agreement where other countries can have space in downtown; and openness of New Zealand to have other countries in the vicinity.

Further discussion ensued between staff and Council Members regarding support for economic transparency; providing a list of community benefits; offering clarity around how investments align with priorities; the post-Measure CL environment; opportunities being offered to everyone; support for having New Zealand occupy the space with a cap and the expectation that the event would be downsized if necessary rather than increasing what is paid; looking at whether the entire event would cost over \$1 million; determining at what point to downsize; opportunities to scale down the event; keeping the cap to what New Zealand is proposing; the grant for Ciclavia; packaging open streets with the event; generating revenue from renting space out; partnership; providing open and free access to the communities; limiting the hours of the event to reduce staffing costs; security; and fixed costs associated with renting out the Plaza.

Nicki Nicol, NZOC, discussed net costs; different decisions to be made in stages; potential participation of other countries; and, responding to inquiry, she discussed their budget, project management, and fundraising.

Discussion ensued between staff and Council Members regarding ensuring they do not treat the money as guaranteed; asking staff to provide concepts to get closer to being cost neutral and concepts for revenue generation; support from the City Council; pushing the concept forward; next steps; looking at the bigger picture and financial implications of the event; supporting the concept from New Zealand; a suggestion to put money aside each year for the next three years to cover costs for the event with the intent to pay it down with revenue generated; support for staging out and having money encumbered to cover the investment; overall investment; concern with the final amount Culver City is responsible for; support for the idea of the payment plan; opposition to using capital projects for funding; potential cost cutting and other revenue opportunities during the 19 day period; and reevaluation with those goals in mind.

Nicki Nicol, NZOC, discussed the implications of delaying approval; negotiations with the hotel; and options that could be missed with delays.

Additional discussion ensued between Ms. Nikol, staff, and Council Members regarding providing a Notice of Intent; willingness to scale the event based on the ability of Culver City to pay for it; finding a way to make the event fit within a given budget; other negotiations being undertaken by NZOC;

providing a Letter of Intent spelling out the general framework being considered with conditional language subject to Council approval; a suggestion to require a condition in the Term Sheet that the City come back with an approved budget within a certain timeframe; the need to start fundraising; adding a deadline condition in the Term Sheet; adding a time commitment to the MOU indicating an intent to partner with New Zealand; bringing back a legally binding document by a certain date; work of the Olympics Subcommittee; looking at revenue generation; consideration of the item at the next meeting with scenarios to bring down costs and raise revenue in order to approve a legally binding document; cost projections; authorizing preparation of the MOU and the City Manager to execute the agreement; language regarding partnering with the Cultural Affairs Foundation; exploration of whether additional countries would be revenue generation opportunities as opposed to adding to the cost; allowing representation of more diversity in Culver City; and items returning to the subcommittee.

Further discussion ensued between staff and Council Members regarding highlighting information for the community as the item moves forward with transparency around what is being paid for and inclusion of a list of community benefits in the staff report.

MOVED BY COUNCIL MEMBER FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE AN MOU WITH TEAM NEW ZEALAND INDICATING SUPPORT OF THE TERM SHEET FOR APPROVAL OF EXCLUSIVE USE OF TOWN PLAZA DURING THE OLYMPICS FOR A HOSPITALITY HOUSE AND FAN ZONE WITH DIRECTION TO STAFF TO COME BACK WITH A LEGALLY BINDING DOCUMENT WITH BUDGET PARAMETERS FOR APPROVAL; AND,
2. DESIGNATE THE NEW ZEALAND HOSPITALITY HOUSE AND FAN ZONE AS A CITY-SPONSORED SPECIAL EVENT; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

Council Member McMorris proposed that NZOC representatives participate at the next meeting via Zoom so that they do not have to fly back out.

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Item A-3

CC - Discussion and Direction Regarding a Potential Local Amendment to the California Building Code and the California Fire Code that Would Allow a Single Exit Stairway in Residential Buildings up to Six Stories in Height

Tom Koutsouris, Building Official, provided a summary of the material of record.

Travis Morgan, Livable Communities Initiative (LCI), expressed appreciation for City Council consideration of the matter; provided background on the organization; discussed the vision of providing apartments built over retail; high quality affordable housing options; allowing existing parcel owners to make upgrades themselves; the concept used all over the world; other cities in the United States that have allowed municipalities to enact single-stair reform; commercial corridors in Culver City; lot size; lot assemblage; key findings on a study of the safety record of single-stair apartments; potential reasons for increased safety with single-stair construction; he presented examples of plans for an existing lot in Culver City using current zoning requirements and with single-stair reform; discussed addressing common concerns; and single-stair reform built in 95% of the developed world.

Discussion ensued between staff and Council Members regarding the October 1, 2025 deadline to freeze building codes to help streamline affordable housing by keeping codes consistent over a six-year period; engagement with the Culver City Fire Department (CCFD) Chief; work on the Housing and Homelessness Subcommittee; appreciation for the presentation and for the quick action of staff to bring the item forward; changes at the state level; and housing goals.

Additional discussion ensued between staff and Council Members regarding safety concerns; getting first responders in; infeasibility of using ladders to take people out of windows; studies being conducted by the State Fire Marshal; CCFD support for waiting until studies have been done to provide guidance on how to mitigate situations; state law 8130; the local option; potential for a state-wide change; implications of making a decision before the state study is done; and the ability for the local ordinance to stand, be changed, or be rescinded if the state study deems the practice unsafe.

Eduardo Mendoza, California YIMBY (Yes, In My Back Yard), provided background on himself; discussed evaluation of current studies; examination of standards; and opportunity for standards created from the study to be applied throughout the state.

Mayor O'Brien invited public input.

The following members of the public addressed the City Council:

Michael Ainslie, LCI, provided background on himself; expressed support for the item; discussed the urgency to act; support for drafting a local amendment to the California Building Code and California Fire Code, or to direct staff to present an equivalent pathway to implement single-stair reform; state law 8130; the potential for a 12 year delay if changes are not made before October 1, 2025; data that overwhelmingly shows the changes to be safe and beneficial for the stimulation of housing production; and providing pathways to housing production during the housing crisis.

Disa Lindgren, Culver City for More Homes, expressed support for the agenda item and asked the City Council to vote yes.

Rosi Gabl was called to speak but was not present in person or online.

Martin Tomasz, LCI, discussed the importance of single-stair reform; untapped resources; benefits of making the change; and he acknowledged the time pressure.

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

Greg Maron expressed support for single-stair reform; discussed the LCI presentation; the perspective of the Fire Marshal in planning for worst case scenario; and impacts of the housing crisis on Culver City.

David Metzler provided background on himself; discussed work to revise the General Plan; the Housing Element; meeting state requirements to build housing units; disagreement on where to locate of new housing units; SB9; building new housing along transportation corridors; housing above restaurant and retail; building codes that hinder development on small lots; and he expressed support for moving forward with making changes before

the deadline in order to avoid being locked out of making changes to building codes.

Kira Pusch expressed support for the agenda item to modernize an outdated rule while creating more housing; discussed originally well-intended requirements; evidence presented in the LCI presentation; support for not letting unfounded objections prevent passage of building reform; not waiting to conduct a study when ample information is available to make a decision now; the opportunity to remove unnecessary roadblocks to creating more sustainable housing in the community; and allowing for diversity and inclusivity with increasing housing supply.

Eduardo Mendoza, LCI, provided background on efforts to analyze the reform and ensure safety for the community; discussed safety of single-stair buildings with modern fire protections; vetted mitigations; redundant systems; documented fire incidents in the United States; and he cautioned against legislating from fear when the facts say otherwise.

Matthew Thompson discussed risk; the record of Seattle, Washington that has not had a single fire death during 48 years of single-stair reform; fires extinguished by sprinkler buildings; appreciation for the work of CCFD; and he discussed benefits of making the change.

Leah Pressman, Culver City Democratic Club (CCDC), discussed the LCI presentation; research behind support for the proposed single-stair reform; reported that CCDC had passed a resolution at their August meeting in favor of making changes to City building codes to allow single-stair construction in buildings up to 6 stories; she indicated sending a copy of the CCDC resolution to Council Members; discussed dual-stair construction that makes building multi-family housing cost prohibitive on most lots; changing the building code as a clear win for residents; and she urged the City Council to support the change.

Shane Henson, ACOHH, spoke in strong support of single-stair reform; discussed the housing and homelessness crisis; RHNA requirements; number of housing units built; the change as helping decrease the cost of housing production; and he suggested that the City Council refer the matter to the ACOHH for further consideration if helpful.

Jeannine Wisnosky Stehlin indicated wanting to hear from the CCFD Chief about fire safety in single-stair buildings; reported growing up in a single staircase building; noted that single-stair was not a break-through idea; discussed safety and liability concerns; the standard of multiple exits in the Fire Code; national fire organizations that have warned against single-stair construction; professionals vs. lobbyists; fewer people dying vs. nobody dying; the importance of a stringent Fire Code; she wondered whether the City was being premature; and questioned whether a state determination would override a local one.

Meg Sullivan was called to speak but was not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation to those who provided input, to LCI, to the Fire Marshal, staff, and for information provided to the Housing and Homelessness Subcommittee by Abundant Housing Los Angeles; the regional effort to bring down housing costs and allow for more diverse housing types; determining who gets to live in Culver City; large mixed-use projects; outdated Building Code standards; new construction; allowing for missing middle housing built by small developers; the difficulty for development of small apartments on most small lots; human scale affordable housing for all types of families; regional efforts to make changes; creating more sustainable and ventilated homes; natural sunlight; reduced costs; allowing more homes to be built in the same building footprint; the comprehensive Pew Research Report indicating that single-stair buildings are at least as safe as dual-stair buildings when constructed with fire safe materials and systems; history that confirms the findings; single-stair regulations in other cities; lack of findings indicating any confirmed deaths related to single-stair construction vs. death attributed to the housing crisis in Los Angeles; and passing the change in advance of the state deadline.

Additional discussion ensued between staff and Council Members regarding the opportunity to live out City values; allowing more housing and welcoming neighbors safely; respect for available data; ensuring that the community is safe; appreciation to everyone who worked to bring the item forward and to CCFD for their commitment to safety; the experience of other cities; research cited; diversified housing design; balance; protecting people while unlocking housing and neighborhood character; support for the concept; data provided; evidence from places where single-stair reform has been enacted; support for moving

forward with single-stair reform; a request that if the State Fire Marshal supports the item with conditions more stringent than those proposed, that Culver City look at adopting those conditions; and a suggestion that ACOHH and the Housing and Homelessness Subcommittee review potential recommendations from the State Fire Marshal.

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

1. SUPPORT A LOCAL AMENDMENT TO THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE THAT WOULD ALLOW A SINGLE EXIT STAIRWAY IN RESIDENTIAL BUILDINGS UP TO SIX STORIES IN HEIGHT; AND,

2. DIRECT STAFF TO PREPARE AN ORDINANCE SIMILAR TO THE CITY OF SEATTLE'S ORDINANCE WITH DIRECTION THAT IF THE STATE FIRE MARSHAL COMES FORWARD WITH MORE STRINGENT RECOMMENDATIONS THAT THE CITY REVIEW THOSE, WITH CONSIDERATION BY THE ACOHH AND THE HOUSING AND HOMELESSNESS SUBCOMMITTEE.

Council Member Vera exited the meeting.

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Item A-4

CC:HA - Approval of a Commitment Letter for a \$21 Million Construction and Permanent Loan to 4464 Sepulveda Blvd, LP and Community Corporation of Santa Monica for the Jubilo Village Affordable Housing Project

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their work on the item.

Mayor O'Brien invited public comment.

The following members of the public addressed the City Council:

Ann Trelevan, Culver-Palms United Methodist Church, thanked Culver City for the work done and for the loan and she expressed appreciation for the commitment letter.

Tara Barauskas, Community Corporation of Santa Monica (CCSM); thanked staff for their work on the commitment letter; noted that the item was the culmination of much work done; discussed provisions included that community members care about; and she expressed hope that the City Council would approve the commitment letter.

Disa Lindgren, Culver-Palms United Methodist Church, discussed length of the project; appreciation for support from Culver City and the hard work of staff; and she hoped that the item would move forward so that work could begin as soon as possible.

David Metzler urged the City Council to pass the measure as soon as possible so they could get to work addressing the affordable housing crisis.

Jeannine Wisnosky Stehlin noted the time; stated that the City did a great disservice by taking so long to get to the item; asserted that affordable housing was not affordable when it is not affordable to build; discussed money given to a private non-profit and a church; having taxpayers cover costs; real affordable housing coming online that does not cost taxpayers any money; Council Members who nickel-and-dimed CCUSD and the international partnership with New Zealand; priorities; and she did not have good things to say about Jubilo Village.

Denise Neal discussed a trillion dollar hedge fund that offered to step up and help Culver City and other area cities address issues in preparation for the Olympics, FIFA, the Super Bowl, as well as the New Zealand project; reported being awarded for her efforts to try to help get projects to the right entities; urged CCSM to reach out to connect with the hedge fund that is looking to invest; asserted that Culver City needed to focus on monetizing upcoming sporting events; and she hoped that leadership for Culver City, Santa Monica, and Los Angeles would work together with her and the hedge fund.

T'Ana Allen, Deputy City Clerk, indicated that the following individuals had signed up to speak but were not present online or in Council Chambers:

Rosi Gabl
Melissa Sanders
Marci Baun
Michelle Weiner
Leah Pressman

Mark Herscovitz spoke against the \$21 million commitment letter for Jubilo Village; discussed pending lawsuits against the illegal project; giving City funds to a church; the fiscal emergency declared; the tax measure to save City services and jobs; lack of benefit to Culver City; negative feedback about CCSM; he felt that such a large project should have gone to a public vote; and he asked that the City Council not sign the commitment letter.

Discussion ensued between staff and Council Members regarding appreciation to staff, CCSM, and Culver-Palms United Methodist Church for their efforts; length of the project; number of people currently on Section 8 vouchers; clarification that no one would be kicked off of Section 8 vouchers because of Jubilo Village; the proposed affordable housing project for artists on City land with a no-cost lease; clarification that pending litigation does not make a housing project illegal; addressing budget challenges through long-term fiscal planning; a request for a City Council financial retreat; conditions to ensure accountability and protect the investment; local preference; guaranteed vouchers; sufficient contingencies to withstand market changes; the outstanding risk of federal government funding for housing vouchers; building local housing stability; and priority access for residents.

Additional discussion ensued between staff and Council Members regarding AMI (Area Median Income) numbers; the 42 project-based vouchers funded by the federal government; units set aside for different income levels; transitioning people currently in interim housing resources; General Relief; the new Acutely Low Income (ALI) category from HCD (Housing and Community Development); offsetting for where a deeper subsidy is needed; those with incomes too low for Jubilo Village; eligibility; Upward Bound House clients; fluctuating numbers; time for service providers to help people get their incomes higher so they can apply for the new units; number of actual affordable housing units; depletion of reserves; and the need for a plan to replenish reserves.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY COUNCIL MEMBER FISH THAT THE CITY COUNCIL AND THE HOUSING AUTHORITY BOARD:

1. APPROVE A LOAN COMMITMENT LETTER TO 4464 SEPULVEDA BLVD., L.P. AND COMMUNITY CORPORATION OF SANTA MONICA FOR A \$21 MILLION CONSTRUCTION AND PERMANENT LOAN; AND,

2. AUTHORIZE THE CITY ATTORNEY/HOUSING AUTHORITY GENERAL COUNSEL TO REVIEW/PREPARE ANY NECESSARY DOCUMENTS, INCLUDING A LOAN COMMITMENT LETTER AND LOAN AGREEMENT BASED ON THE TERMS OF THE LOAN COMMITMENT LETTER; AND,

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-5

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 the next 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:

Denise Richardson discussed people who did not want to be burdened with the costs; money available from the hedge fund that is waiting for documents from CCSM; she asked CCSM and Culver City to communicate with the hedge fund; and discussed availability of public/private partnership opportunities.

Jeannine Wisnosky Stehlin discussed the proposed financial retreat; she suggested in-person financial training for Council Members; discussed potential training content; ensuring that decisions are made with real financial literacy; and she discussed strengthening accountability, consistency, and trust in City government.

Sophia Morales was called to speak but was not present in person or in Council Chambers.

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Items from Council Members (Continued)

None.

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Council Member Requests to Agendize Future Items

Council Member Fish proposed discussion between staff and the Audit, Finance and Budget Subcommittee before going to the full City Council regarding a plan to replenish the Contingency Reserve that was depleted to 21% and strategies to address the structural deficit.

Discussion ensued between staff and Council Members regarding previous direction to staff; remaining structural deficit; and unanimous City Council consensus was achieved from those present to agendize a plan to replenish reserves.

Council Member Fish received agreement from staff to investigate concerns raised by the owner of Ale Works regarding challenges related to the prohibition of allowing children in breweries; discussed the actions of other cities; and potential benefit to allowing kids in breweries.

City Council consensus was achieved on the following items:

- discussion of security deposit increases for rentals with an update on renter protections (Puza)
- consideration of a banner sponsorship for family programming during the holidays at the Kirk Douglas Theater (O'Brien)
- consideration of an in-kind grant sponsor request to support an event by Mighty Pilates in Town Plaza (O'Brien)
- discussion of a plan to replenish the Contingency Reserve that was depleted to 21% and strategies to address the structural deficit by staff and the Audit, Finance and Budget Subcommittee before going to the full City Council (Fish)

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Adjournment

There being no further business, at 1:20 a.m. Wednesday, September 9, 2025 the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to September 29, 2025.

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

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

Date: _____