

OFFICIAL MINUTES

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

May 26, 2026  
7:00 p.m.

**Call to Order & Roll Call**

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Culver City Public Finance Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 6:50 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

\*Vice Mayor Fish arrived at 7:01 p.m.

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**Recognition Presentations - 6:30 p.m.**

Item R-1

**CC - Presentation of a Commendation Recognizing Theta Epsilon Sigma Alumnae Chapter of Sigma Gamma Rho Sorority, Inc. for 30 Years of Dedicated Service to Culver City**

Council Member McMorris presented a commendation recognizing Theta Epsilon Sigma Alumnae Chapter of Sigma Gamma Rho Sorority, Inc. for 30 Years of dedicated service to Culver City.

A Theta Epsilon Sigma Alumnae Chapter of Sigma Gamma Rho Sorority representative thanked Culver City for the recognition, and the members, and the founders.

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Item R-2

**CC - Presentation of a Commendation to Scopely in Recognition of 15 Years as a Globally Influential and Innovative Video Game and Interactive Entertainment Company**

Council Member O'Brien presented a commendation to Scopely in Recognition of 15 Years as a Globally Influential and Innovative Video Game and Interactive Entertainment Company.

Eunice Lee, Scopely, expressed appreciation for the recognition.

Roy Rosenthal, Scopely, discussed the company mission; the importance of community; making meaningful impact in Culver City and around the world; and their continued commitment to Culver City.

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Item R-4  
(Out of Sequence)

**CC - Presentation of a Certificate of Recognition to Julianne Rocke, Miss Culver City Teen, for Community Service Through "ROCKE Your Impact"**

Mayor Puza presented a presentation of a certificate of recognition to Julianne Rocke, Miss Culver City Teen, for Community Service Through "ROCKE Your Impact."

Julianne Rocke, Miss Culver City Teen, expressed appreciation

for the service of the City Council; discussed her community service initiative; her goal to help young people turn into community leaders; and she expressed appreciation for being able to represent Culver City at the Miss California Teen competition in Fresno.

Vice Mayor Fish joined the meeting.

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Item R-3

**CC - Presentation of a Certificate of Recognition to Love d'Encarnacao Bradley, Miss Culver City, for Community Service Through "Love Leads the Way: A Call to Service"**

Mayor Puza presented a certificate of recognition to Love d'Encarnacao Bradley, Miss Culver City, for community service through "Love Leads the Way: A Call to Service."

Love d'Encarnacao Bradley, Miss Culver City, provided background on herself; discussed the Miss America organization as one of the largest scholarship providers for young women in the United States; she was honored to represent Culver City; and she discussed her goal of inspiring youth to use compassion-driven leadership to unite the community.

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**Regular Session - 7:00 p.m.**

**Roll Call**

Jeremy Bocchino, City Clerk, called the roll:

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

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**Pledge of Allegiance**

Mayor Puza led the Pledge of Allegiance.

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**Land Acknowledgement**

Mayor Puza read the oral statement of Land Acknowledgement.

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

Troy Dunlap, Assistant Police Chief, introduced two new police officers who just began working with Culver City.

Jeremy Bocchino, City Clerk, reminded everyone that the 11 day vote centers were now open from 10:00 a.m. to 7:00 p.m. through the June 2 primary with a location in the Patacchia Room at City Hall.

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

Council Member O'Brien discussed upcoming events including AI on the Lot from May 27-28; Skateside Fest at the Culver Skate Park on May 30-31; and he requested a proclamation for the 30<sup>th</sup> anniversary of Culver City High School (CCHS) AVPA (Academy of Visual and Performing Arts).

Council Member McMorris noted that May is Asian American Pacific Islander (AAPI) Heritage Month; discussed the importance of learning about and honoring history and contributions of Culver City residents and beyond to support AAPI-owned businesses; prom/graduation season; she extended congratulations to graduates and appreciation to educators; announced Culver City Juneteenth on June 20 at Veterans Park; Culver City Pride on June 27 at the Culver City Downtown Steps; and she noted that every day is election Day until June 2.

Vice Mayor Fish reported attending the ribbon cutting for the eastern extension of MOVE Culver City; discussed scope and benefits of the project; he referenced the mosque shooting in San Diego asserting that everyone deserves respect and safety in Culver City; and received unanimous consensus that when the meeting is adjourned, that it be adjourned in honor of Professor Ron Davis who recently passed away.

Mayor Puza discussed the 25<sup>th</sup> Anniversary Jazz Hands for Autism event on May 24 noting that they had given Culver City an award for their partnership; alignment with AB 827 to make it easier to open child care centers in mixed-use developments; treatment of child care centers in multi-family housing as a co-located residential use; updates to the business license process to ensure compliance; expansion of child care access to support working families; events for the Move with the Mayor series; the life and legacy of Barney Frank; and normalizing the idea that LGBTQ+ people belong anywhere that decisions are made.

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### **City Manager Update**

Item CM-1

#### **Update Related to the Budget Progress and Community Input Feedback**

Responding to inquiry, Lea Eriksen, Assistant City Manager, discussed page 2 of the City Manager's Memo noting that it was different than what was included in the agenda packet; she presented a table of Complete Streets projects and funding; reported a comment requesting information on costs, funding sources, and start date for the various projects; discussed non-General Fund funding sources; projects in different stages of construction or design; and money from the Capital General Fund used for the Ballona Creek Bike Path Project between Higuera and Duquesne.

Discussion ensued between staff and Council Members regarding clarification that the spreadsheet is available to the public through the City Clerk's Office and the Mobility Subcommittee website, and total dollar amount allocated for all projects.

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

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, read the statement on hate speech and decorum.

The following members of the public addressed the City Council:

Council Member McMorris exited the dais.

Patrick Godinez discussed a letter to the editor indicating that people with disabilities were treated differently because of their disability during Public Comment for Items Not on the Agenda at the April 13, 2026 City Council meeting; reported that he had been present at the meeting and observed nothing of the sort; discussed ADA (Americans with Disabilities Act) compliance; concern with false statements; his previous experience as Moderate-Severe Teacher Specialist; he noted that his daughter uses a wheelchair; he proposed that the City Council direct the Disability Advisory Committee (DAC) to review City policies to see if any other accommodations are possible; and he provided the article to the City Clerk.

Ed Conway discussed his previous requests for the identity of the entity funding the Overland Avenue project; obfuscation; the need to file a Public Records Request online; concern with the response to requests for a City-wide ballot; the importance of the right to vote and speak out; and he asserted that the City Council was elected to represent, not to rule.

Bryan Sanders asked the City Council to follow the consultant's findings and collected data regarding the Tri-School Study; asserted that the historic trees and residential parking should remain; he did not want to see the historic residential neighborhood turned into an experimental corridor filled with plastic bollards; discussed the December 2025 traffic study that showed a relatively low volume of bicycles and cars and high volume of pedestrians on the residential street; he asserted that the analysis did not support aggressive protective bike lane infrastructure on Elenda; reported a lack of meaningful data showing dangerous driving behavior; he expressed support for improvement to circulation through the schools; and he asked that the City Council not cave in to outside activist pressure.

Council Member McMorris returned to the dais.

Debbie Gambino described a near miss with a cyclist in an intersection at Madison and Braddock that morning; reported witnessing a member of the Culver City Bike Club and Women on Bikes failing to make a full stop at the stop sign; questioned when CCPD would start enforcing rules of the road for cyclists; thanked the Mayor for taking a walk with her around Braddock and Lafayette; and requested that the transportation impact study required as part of the entitlement process be conducted during the school term to ensure accurate results.

Joy Rodriguez expressed disappointment with comments about equity when residents who rely on Overland are ignored; discussed exclusion; the effect on seniors, working families, the disabled, and small businesses of turning essential parking into bike lanes; claims of valuing community input; the importance of listening even when it is inconvenient; concern with silencing dissent; providing balance, accessibility, and respecting those who live and work in the area rather than pushing through a political agenda; and she asked that the vote on Overland be rescinded and that the City Council vote no on Elenda and Sepulveda.

Faith Rodriguez discussed the responsibility of the City Council to listen to residents and businesses; concern with dismissing community voices in favor of personal agendas; asserted that the bike lane proposals were not small changes and directly impacted parking, traffic, accessibility, and local businesses; discussed concern with Council Member conflict of interest; Council Member recusals; the need for transparency; and she urged the City Council to rescind its vote and reconsider those most affected by the changes.

Jack Galanty indicated speaking as an individual; reported being disabled since birth and getting around Culver City by bicycle; urged the City Council to prioritize people who do not drive a car in Culver City; felt that people deserved to have a safe way to get around; discussed a recent incident at the Culver Steps whereby he was told he could not use his e-trike; and he asked the City Council for help in getting the signs removed.

Mayor Puza reported that signs were directed to be removed at the last Mobility Subcommittee meeting.

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

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON MAY 26, 2026.

Council Member O'Brien exited the dais.

Vice Mayor Fish received clarification that a work order would be put in to remove the signage at the Culver Steps.

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**Order of the Agenda**

Item R-4 was considered before Item R-3, and Items C-4, C-7, C-9, C-11, and C-12 were considered separately.

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**Recess/Reconvene**

Mayor Puza called a recess from 7:36 p.m. to 7:40 p.m. for staff to address technology issues.

Council Member O'Brien returned to the dais.

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**Consent Calendar**

Mayor Puza announced that the City Council would be experimenting with limiting each Council Member's speaking time to ten minutes during Public Hearings and Action Items, and noted that Council Members wishing to speak or ask questions during those items should activate the request-to-speak function.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for May 2, 2026 to May 15, 2026**

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Patrick Godinez discussed large amounts paid to Wellness Village, Urban Alchemy, the LOVE Team and hospitality; asked that in the future the large amounts be broken out to make it more clear what the money is going toward; noted that the Motel Leasing Program is about half of the homeless budget; requested Council direction to provide transparency; and he expressed concern that the cost per participant, per month was very high and he felt it should be clear what the monies are going toward.

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR MAY 2, 2026 TO MAY 15, 2026.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes of the Regular City Council Meeting Held on May 11, 2026**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETING HELD ON MAY 11, 2026.

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Item C-3

**CC - Approval of a Professional Services Agreement with CWE for Syd Kronenthal Park Stormwater Capture Project Design and Environmental Services in an Amount Not-to-Exceed \$1,200,000**

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Jack Galanty expressed strong support for the item; noted that the Culver Boulevard project was going well and had been capturing a lot of water; he felt that Culver City should be putting more energy into additional stormwater capture projects and to think more about water needs long-term; and he noted that the value of such projects was proven with the Culver Boulevard Stormwater project.

THAT THE CITY COUNCIL:

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CWE FOR SYD KRONENTHAL PARK STORMWATER CAPTURE PROJECT DESIGN AND ENVIRONMENTAL SERVICES, IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$1,200,000; AND,

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

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

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Item C-4

**CC - Adoption of a Resolution Approving the Legislative and Policy Platform Effective May 26, 2026, which Guides the City's Positions on State and Federal Legislation, and Rescinding Resolution No. 2024-R081**

Shelly Wolfberg, Assistant to the City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding the feeling that the item should have been an Action Item rather than on the Consent Calendar due to the changes made; language taken out about local control; language the community should get to participate in; and a request that the item be made into an Action Item.

Additional discussion ensued between staff and Council Members regarding appreciation to staff and the subcommittee for their efforts; the significant step forward from the previous policy platform; the purpose of the document; two bills that previously came before the City Council that received unanimous support; a suggestion for an amendment to add a sentence under the Law Enforcement subsection of the Promote Public Safety section to read: "Support legislative proposals related to police reform, law enforcement accountability, civilian oversight, transparency, officer conduct, and public oversight" to reflect the current situation; concern with an authoritarian government leveraging its power; people in other areas having their constitutional rights violated; reflecting Culver City values with continued advocacy for measures such as have been previously supported; and the typical practice of placing legislative platform items on the Consent Calendar.

Further discussion ensued between staff and Council Members regarding support for what was added; concern with language that was stricken including language to preserve local control, language opposing measures that shift local funds to county, state, or federal governments, language in support of advocating for the City's legislative interests at the regional, state, and federal levels, and language regarding informing and sharing information with Culver City's legislators, City Council, and

staff on issues and processes; serving as an active participant with other local governments at the Westside Cities COG (Council of Governments), Southern California Association of Governments (SCAG), Independent Cities Association, and League of California Cities; language stricken regarding working cooperatively with other cities' associations and CCUSD (Culver City Unified School District); participation as necessary in the drafting and amending of measures that have potential to significantly impact the City; support for efforts to provide greater transparency and enhance delivery of government information, government accountability and public access for the community; support for efforts to render mandates invalid if they are not fully funded; opposition to efforts that place a mandate on the City without providing the funds necessary to carry out the mandated program; opposition to efforts that require any mandated obligations to continue after funding for the mandate has been eliminated; retaining, expanding, and attracting businesses to the City that create jobs; ensuring that requirements in government mandates for local businesses are reasonable; call for the elimination of any rules or regulations that create unnecessary burdens for businesses; opposition to efforts that usurp local zoning land use authority; language stricken under policing to support their ability to enforce the law; and concern that Consent Calendar Items are less visible to the public and do not garner a robust public input process.

Discussion ensued between staff and Council Members regarding preservation of local control that has been used to oppose state and federal efforts to make it easier to build housing; the importance of affordability and allowing people to afford to live in Culver City; certain things being at odds with each other; support for meaningful legislation; SB 79; creating more capacity for housing around transit stops; concern with a time when government representatives may not be in alignment with pro-housing; and the importance of local control in all areas.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Jeannine Wisnosky Stehlin stated that Item C-4 should be an Action Item rather than a Consent Item since big changes are proposed; discussed residents who vote in support of local taxes or to fund measures because they are assured that Culver City will maintain local control over decisions, priorities, and resources; the importance of local control to the community regardless of what the issue is; the document that states a

guiding principle is preserving local control while local control is redlined in multiple places; streamlining entitlements, reducing barriers, and streamlining the City legislative advocacy process itself; streamlining as often meaning reductions to discretionary review, limiting opportunities for public input, and accelerating approvals and implementation processes; revisions that substantially broaden the platform in areas involving housing policy, leasing, business regulation, mobility policy, and state-level legislation advocacy; she stated that the changes warranted transparency and a full public discussion; she noted that the Consent Calendar is for routine and non-controversial matters; and she pointed out that the action was to take away the one thing that resident consistently ask for which is local control.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION APPROVING THE LEGISLATIVE AND POLICY PLATFORM (LPP) EFFECTIVE MAY 26, 2026, AND RESCINDING RESOLUTION NO. 2024-R081; AND,
2. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO IMPLEMENT THE LPP IN ACCORDANCE WITH ITS PROVISIONS; AND,
3. AUTHORIZE AND DIRECT THE MAYOR AND VICE MAYOR (AS NECESSARY), AS REPRESENTATIVES OF THE CITY COUNCIL TO SUBMIT THE APPROPRIATE DOCUMENTS AND CORRESPONDENCE IN KEEPING WITH THE GOALS OF THE LPP; AND,
4. AUTHORIZE THE TESTIMONY OF ANY MEMBER OF THE CITY COUNCIL BEFORE A LEGISLATIVE BODY, WHEREUPON THE POSITION ADVOCATED IS CONSISTENT WITH CITY COUNCIL POLICY AND THE LPP; AND,
5. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO PROVIDE TESTIMONY BEFORE A LEGISLATIVE BODY AND/OR EXECUTIVE BRANCH DEPARTMENT CONSISTENT WITH THE LPP.

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Item C-5

**CC - Adoption of a Resolution (1) Approving the Engineer's Report for the Sewer User's Service Charge; (2) Declaring the Intention to Order the Sewer User's Service Charge for Fiscal Year 2026-2027; and (3) Setting the Public Hearing for July 13, 2026, at 7:00 PM in the City Hall Council Chambers**

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT FOR THE SEWER USER'S SERVICE CHARGE; (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF SEWER USER'S SERVICE CHARGE FOR FISCAL YEAR 2026-2027; AND (3) SETTING THE PUBLIC HEARING FOR JULY 13, 2026, AT 7:00PM IN THE CITY HALL COUNCIL CHAMBERS.

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Item C-6

**CC - (1) Waiver of Competitive Bidding Requirements, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; (2) Approval of a Five-Year Professional Services Agreement with Wittman Enterprises, LLC for Ambulance Billing and Collection Services in an Amount Not-to-Exceed \$145,800 in the First Year, with Consumer Price Index (CPI) Adjustments Applied in Years Two through Five; and (3) Authorization to the City Manager to Approve Amendment(s) to the Agreement in an Amount Not-to-Exceed 20% of the Previous Year's Contract Amount to Cover Unanticipated Costs**

THAT THE CITY COUNCIL:

1. WAIVE COMPETITIVE BIDDING PROCEDURES PURSUANT TO CCMC SECTION 3.07.075.F.3; AND,
2. APPROVE A FIVE-YEAR PROFESSIONAL SERVICES AGREEMENT WITH WITTMAN ENTERPRISES, LLC FOR AMBULANCE BILLING AND COLLECTION SERVICES IN AN AMOUNT NOT-TO-EXCEED \$145,800 IN YEAR ONE, PLUS CONSUMER PRICE INDEX ADJUSTMENTS IN YEARS TWO THROUGH FIVE; AND,
3. AUTHORIZE THE CITY MANAGER TO APPROVE AMENDMENT(S) TO THE AGREEMENT, DURING YEARS TWO THROUGH FIVE IN AN AMOUNT NOT-TO-EXCEED 20% OF THE PREVIOUS YEAR'S CONTRACT AMOUNT TO ACCOUNT FOR POTENTIAL CALL VOLUME FLUCTUATIONS; 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.

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**CC - Approval of a New Operating Agreement with Pheenix CH LLC dba Bird for the City's Dockless Shared Micromobility Program for Fiscal Year 2026-2027**

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Tamar Fuhrer discussed her daily bicycle commute using the Ballona Creek Bike Path and Culver City streets; support for micro-mobility as a first/last mile solution; felt that more responsibility should be put on Bird to operate the scooter program in a way that does not create adverse safety impacts to cyclists or pedestrians; observation of Bird scooters discarded on the Bike Path; staff response to concerns; undue burden put on residents and City staff to address issues Bird should be responsible for under proper operations of their program; visibility of unique identifiers; lack of a visible customer service number; revising the program in the next fiscal year; she asked that Bird be held accountable; discussed minimum service levels for sweeping high-activity locations; and keeping spaces safe for cyclists and pedestrians.

Jack Galanty felt that other micro-mobility users in the area should be welcomed to Culver City and he noted lack of compliance with clearly posting required information.

Discussion ensued between staff and Council Members regarding a request to add language to the contract to hold Bird accountable; a suggestion to pull the item; enforcement language in the contract; the ability to direct strengthening of language for Birds that are left where they are not supposed to be without having to pull the item; complaint-based enforcement; standard of performance; concern with tripping hazards; a suggestion to refer the item to the Mobility Subcommittee; the ability to terminate without cause; appreciation for the concern; a suggestion to do random checks; providing a warning system and then termination; the provision allowing impounding of the vehicles; language already in the agreement; determining penalties; expiration of the agreement on July 1, 2026; procedural issues; adopting the extension and moving forward with an enforcement discussion; creation of an enforcement policy; and the ability to terminate with notice.

THAT THE CITY COUNCIL:

1. APPROVE A NEW OPERATING AGREEMENT WITH PHEENIX CH LLC DBA BIRD FOR THE CITY'S DOCKLESS SHARED MICROMOBILITY PROGRAM FOR FISCAL YEAR 2026-2027, EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2027; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

**CC - (1) Ratification of General Fund Expenditures to Bound Tree Medical for Prehospital Emergency Medical Services Supplies and Medications; (2) Waiver of Competitive Bidding Requirements, Pursuant to Culver City Municipal Code Section 3.07.075.F.3; and (3) Approval of a Purchase Order for Additional Expenditures with Bound Tree Medical in an Amount Not-to-Exceed \$25,000 for Fiscal Year 2025-2026**

THAT THE CITY COUNCIL:

1. RATIFY GENERAL FUND EXPENDITURES TO BOUND TREE MEDICAL FOR EMERGENCY MEDICAL SERVICES SUPPLIES AND MEDICATIONS; AND,
2. WAIVE COMPETITIVE BIDDING REQUIREMENTS, PURSUANT TO CULVER CITY MUNICIPAL CODE (CCMC) SECTION 3.07.075.F.3; AND,
3. APPROVE A PURCHASE ORDER FOR ADDITIONAL EXPENDITURES WITH BOUND TREE MEDICAL IN AN AMOUNT NOT-TO-EXCEED \$25,000 FOR FISCAL YEAR 2025-2026; AND,
4. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-9

**CC - Adoption of a Resolution Granting an Alcohol Use Permit to the Exchange Club to Conduct a Beer and Wine Garden in Veterans**

**Memorial Park During the 2026 Fiesta La Ballona and the 2026 Culver City FIFA Events**

Jeff Cooper requested an hour extension for the end times for the Beer and Wine Garden on August 28-29; expressed concern with the fee amount to Technology Artists to set up a television; and he indicated that the Exchange Club was happy to pay the \$1,200 permit fee to the City.

Discussion ensued between staff and Council Members regarding the current time specified as being in alignment with the event hours; the important part of the timing to end services one hour before the event ends; proceeds of the event as going to three charities chosen by the Exchange Club; the \$700 Technology Artists fee paid directly to their invoices; and clarification that if the fee is waived for the Exchange Club it would be paid for by the City.

Additional discussion ensued between staff and Council Members regarding a suggestion to omit the television in the Beer and Wine garden and changing last call to 10:00 p.m. to align with closing of the rides.

Jeff Cooper indicated that he was requesting a last call at 9:30 p.m., last service at 9:45 p.m. with the Beer and Wine Garden closed at 10:00 p.m. and support for omitting the television.

Further discussion ensued between staff and Council Members regarding the lighting package and transportation costs included in the Technology Artists invoice; concern with encouraging people to drink quickly; allowing more of a buffer before people may go drive, walk or bike; support for the original time; allowing people more time to finish and get home safely; previous experience in the Beer and Wine Garden; ABC permit requirements; and ensuring consistency with the ABC permit that would take precedent.

THAT THE CITY COUNCIL: ADOPT A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY EXCHANGE CLUB TO CONDUCT A BEER AND WINE GARDEN IN VETERANS MEMORIAL PARK DURING THE 2026 FIESTA LA BALLONA AND THE 2026 CULVER CITY FIFA EVENTS WITH LAST CALL MOVED FROM 9:15 P.M. TO 9:30 P.M.

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Item C-10

**CC - (1) Approval of a Three-Year General Services Agreement, with SCA of CA LLC for Citywide Street Sweeping Services in an Amount Not to Exceed \$904,451 for FY 26-27, \$931,584 for FY 27-28, \$959,532 for FY 28-29 (Each Year Includes a 10% Contingency for Unanticipated Costs); and (2) Authorization to the City Manager to Exercise Two Additional One-Year Options in Amounts Not to Exceed \$988,318 for FY 29-30 and \$1,017,967 for FY 30-31 (Each Year Includes a 10% Contingency for Unanticipated Costs)**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR PROFESSIONAL SERVICE AGREEMENT WITH SCA OF CA LLC IN AN AMOUNT NOT-TO-EXCEED \$904,451 FOR FY 26-27, \$931,584 FOR FY 27-28, \$959,532 FOR FY 28-29 (EACH YEAR INCLUDES A 10% CONTINGENCY FOR UNANTICIPATED COSTS); AND,
2. AUTHORIZE THE CITY MANAGER TO EXERCISE TWO ADDITIONAL ONE-YEAR OPTIONS IN AMOUNTS NOT TO EXCEED \$988,318 FOR FY 29-30 AND \$1,017,967 FOR FY 30-31 (EACH YEAR INCLUDES A 10% CONTINGENCY FOR UNANTICIPATED COSTS); AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

**CC - Approval of the Proposed Schedule to Light the Veterans Memorial Tower for Fiscal Year 2026-2027**

Mayor Puza asked about providing more sophisticated art projections on the Tower and proposed sending the item to the Cultural Affairs Commission for inclusion in next year's work plan.

Discussion ensued between staff and Council Members regarding bringing local artists to do projections; the need to get the equipment; costs; time to figure out details; the history behind Patriot Day; surveillance culture; and a suggestion to change Patriot Day to National Day of Service and Remembrance; and being mindful of who helped in the 9/11 tragedy.

THAT THE CITY COUNCIL: APPROVE THE PROPOSED SCHEDULE TO LIGHT THE VETERANS MEMORIAL TOWER FOR FISCAL YEAR 2026-2027.

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Item C-12

**CC - Approval of a Purchase Order with Advanced Security Technologies LLC for a Modular Vehicle Barrier System in the Amount of \$198,339.96**

Mahor Puza invited public comment.

The following members of the public addressed the City Council:

Adriel Marr requested that the item be rejected or sent back to the Public Safety Committee; felt that the poorly written Consent Item was missing crucial information such as what the reduction would be for CCPD officers at events; felt it was an example of a blank check to CCPD; noted current budget difficulties; the importance of budget discipline; previous City Council direction for Public Works to handle road closures; discussed the 2003 Santa Monica Farmers Market incident; concern with making wise spending choices; and he asked that alternate forms of crowd control management and policy be explored.

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

Leah Pressman echoed previous comments made by Adriel Marr; discussed the original request to look into street barricades for events; potential reductions to event costs with the use of street barriers; concern with the barriers coming back as an Action Item from the CCPD with no information about whether that would help reduce event costs; the huge portion of event costs for CCPD; costs that can change days before the event is to be held; fee waivers for block parties that are not required to have any police presence when they close the street; she felt that more could be done to find ways to have events safely and less expensively; discussed allowing choice for which events the City can afford to sponsor; and she wanted to see events go to the Public Safety Subcommittee so that details could be worked out.

Andrew Bellante, Special Operations Captain, CCPD, introduced the item noting increased risks from vehicle intrusions into

crowded public spaces; discussed being proactive rather than reactive; investment in the product in advance of major regional events that would bring increased visitors, activity and heightened security expectations; strengthening emergency preparedness; and providing safe and welcoming public space for all.

Brent Arnie, CCPD Special Operations Lieutenant, provided a presentation on the mobile vehicle barricade system by Advanced Security Technologies; discussed protecting people with a practical, rapidly deployable safety tool; vehicle intrusions; previous tools designed for traffic direction rather than stopping a vehicle from entering a crowd; real world protection vs. visual deterrents; operational flexibility; lightweight modular barriers that can be setup by existing City staff; allowing quick deployment for planned events or emergency situations; maintenance; functionality; allowing easy emergency vehicle access; safety credentials; he presented a video demonstrating effectiveness of the barriers; discussed items included with purchase; and requested support for the purchase.

Discussion ensued between staff and Council Members regarding an advanced safety mechanism for the community; timing for the purchase; the intent to get the project as soon as possible with the upcoming FIFA events; number of barriers requested as providing over 200 linear feet of protection to cover 14 lanes of traffic; length of time it takes to deploy current systems vs. the proposed barriers; use of the barriers for all City departments; the Torrance Armed Forces Day Parade in 2025; effectiveness of water barriers vs. the proposed barriers; savings in employee hours deploying barriers; the ability to add lighting and/or advertisements to the proposed barriers; direction to Public Works to bring back information on meridian barriers being discussed; the intent to reduce costs; the Earth Day event; previous experience with the proposed barriers; the traditional role of Public Works to implement road closures; similar products used in adjacent cities; type 3 barriers that are placed in front of the proposed barriers; regulatory signage necessary to make a road closure enforceable; having a conversation in the Public Safety Subcommittee about who should operate the devices; the domain of Public Works over street closures; the goal to reduce event costs; affects to grassroots events; and the timeline for approvals.

Additional discussion ensued between staff and Council Members regarding support for consideration of other options; acknowledgement of many paths to keep people safe and reduce

costs for events; appreciation to staff for their work on the issue; looking at best practices for who owns them administratively; examination of a shared model; and the possibility of the barriers being under Public Works or Transportation.

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH ADVANCED SECURITY TECHNOLOGIES LLC FOR A MODULAR VEHICLE BARRIER SYSTEM IN THE AMOUNT OF \$198,339.96 WITH A CONVERSATION ABOUT WHO IS IN CHARGE OF DEPLOYING THE BARRIERS; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

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Item C-13

**CC - Approval of Blanket Purchase Orders with CT West, Inc. for Traffic Signal Maintenance, Repair, and Operations Supplies for Fiscal Years 2025-2026 through 2030-2031 in An Amount Not to Exceed \$250,000 per Year**

THAT THE CITY COUNCIL:

1. APPROVE BLANKET PURCHASE ORDERS WITH CT WEST, INC. FOR MAINTENANCE, REPAIR, AND OPERATIONS (MRO) SUPPLIES FOR FISCAL YEARS 2025-2026 THROUGH 2030-2031 IN AN AMOUNT NOT TO EXCEED \$250,000 PER YEAR; AND,

2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDERS.

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Item C-14

**CC - Adoption of an Ordinance Approving City-Initiated Zoning Code Amendment P2026-0066-ZCA to Amend the Culver City Municipal Code (CCMC) to Implement California State Senate Bill 79, the Abundant and Affordable Homes Near Transit Act**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING ZONING CODE AMENDMENT P2026-0066-ZCA TO IMPLEMENT INTERIM STANDARDS FOR CALIFORNIA STATE SENATE BILL 79, THE ABUNDANT AND AFFORDABLE

HOMES NEAR TRANSIT ACT AS STATED IN EXHIBIT A OF THE ORDINANCE (ATTACHMENT 1), WITH A CONDITION THAT THIS ORDINANCE DOES NOT BECOME EFFECTIVE UNTIL SB 79 BECOMES EFFECTIVE.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-3, C-5 THROUGH C-8, C-10, C-11, C-13 AND C-14.

Council Member Vera discussed the importance of hanging on to the tool of local control; the need for the City Council to have discretion on how local control is applied; he expressed concern with giving up local control as indicating Culver City needs the state to tell them what to do; and he expressed strong concern with taking power away from Culver City.

Vice Mayor Fish wanted to add in the sentence referenced earlier regarding police reform: "Support legislative proposals related to police reform, law enforcement accountability, civilian oversight, transparency, officer conduct, and public oversight."; and he agreed to email the exact language to the City Clerk.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL: APPROVE ITEM C-4:

1. ADOPT A RESOLUTION APPROVING THE LEGISLATIVE AND POLICY PLATFORM (LPP) EFFECTIVE MAY 26, 2026, AND RESCINDING RESOLUTION NO. 2024-R081; AND,
2. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO IMPLEMENT THE LPP IN ACCORDANCE WITH ITS PROVISIONS; AND,
3. AUTHORIZE AND DIRECT THE MAYOR AND VICE MAYOR (AS NECESSARY), AS REPRESENTATIVES OF THE CITY COUNCIL TO SUBMIT THE APPROPRIATE DOCUMENTS AND CORRESPONDENCE IN KEEPING WITH THE GOALS OF THE LPP; AND,
4. AUTHORIZE THE TESTIMONY OF ANY MEMBER OF THE CITY COUNCIL BEFORE A LEGISLATIVE BODY, WHEREUPON THE POSITION ADVOCATED IS CONSISTENT WITH CITY COUNCIL POLICY AND THE LPP; AND,
5. AUTHORIZE THE CITY MANAGER OR THEIR DESIGNEE TO PROVIDE TESTIMONY BEFORE A LEGISLATIVE BODY AND/OR EXECUTIVE BRANCH DEPARTMENT CONSISTENT WITH THE LPP.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding Item C-9 and clarification that language would be included in the resolution that the Exchange Club would need to stay in compliance with ABC.

MOVED BY COUNCIL MEMBER O'BRIEN AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL: APPROVE ITEM C-9 AND ADOPT A RESOLUTION GRANTING AN ALCOHOL USE PERMIT TO THE CULVER CITY EXCHANGE CLUB TO CONDUCT A BEER AND WINE GARDEN IN VETERANS MEMORIAL PARK DURING THE 2026 FIESTA LA BALLONA AND THE 2026 CULVER CITY FIFA EVENTS WITH LAST CALL MOVED FROM 9:30 P.M. TO 9:45 P.M.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding directing the item to the Public Safety Subcommittee to determine administrative ownership and a possible shared model; previous City Council direction that Public Works handle the item; providing a report out from Public Works on their intentions in managing the item; and a suggestion make the item a Public Works item and approve the purchase with CCPD collaboration.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEM C-12:

1. APPROVE A PURCHASE ORDER WITH ADVANCED SECURITY TECHNOLOGIES LLC FOR A MODULAR VEHICLE BARRIER SYSTEM IN THE AMOUNT OF \$198,339.96 WITH PUBLIC WORKS TO BE IN CHARGE OF DEPLOYING THE BARRIERS; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER.

Council Member O'Brien exited that dais.

Discussion ensued between staff and Council Members regarding clarification that there were no CCPD costs for the Earth Day event as on-duty personnel were used; the staff report presented

to the City Council that reflected an \$8,000 expense for 17 police officers for two hours at the Earth Day event; a request for updated information to be provided; and appreciation to CCPD for their service.

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**Public Hearing Items**

Item PH-1

**Adoption of a Resolution Approving and Adopting an Updated Comprehensive Fee Schedule for Fiscal Year 2026-2027**

Council Member O'Brien returned to the dais.

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

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

Michael Towler, Finance Manager, provided a summary of the material of record.

Mayor Puza invited public comment.

T'Ana Allen, Deputy City Clerk, indicated that no requests to speak had been received for the item.

Discussion ensued between staff and Council Members regarding one-time fees; the intention to keep fees for small businesses lower with smaller increases over a longer amount of time; larger projects better able to bear costs; appreciation for reduced fire inspection fees through efficiencies; increases to fire personnel for film activity and special permitting that are waived after the fact as a subsidy for the next year; the intent to return with a data analysis; concern with the increase for special events; realignment of fees in 2025 after 15 years; increased costs, unfunded liabilities, and cost of services; the change to the fire safety fee from an hourly fee to a flat fee; the annual outdoor dining permit fee; one-time start-up fees; annual fees; Administrative Site Plan Review; difficulty comparing other cities; and a request to examine efficiencies to bring the costs down for outdoor dining permits.

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

Discussion ensued between staff and Council Members regarding staff agreement to provide a comprehensive list of subsidies being provided; clarification that excluding PRCS (Parks, Recreation and Community Services), cost-recovery is 90% City-wide; sidewalk vending permits; compliance with state laws to provide a clear path to compliance; incentivizing permits for business owners; incremental increases to Planning Department cost recovery; minimal eligible costs resulting in enforcement services being at 25% cost recovery; the goal to ensure compliance rather than to generate revenue; looking at where opportunities are; the cap on film and television production subsidies; and amount of subsidy vs. money brought in during the first quarter.

MOVED BY VICE MAYOR FISH, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING AN UPDATED COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2026-2027.

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Item PH-2

**Adoption of a Resolution Approving and Adopting the Parks, Recreation and Community Services Update to the Comprehensive Fee Schedule for Fiscal Year 2026-2027**

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

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

Mayor Puza exited the dais.

Adam Ferguson, Deputy Director of PRCS, provided a summary of the material of record noting that fees and charges for PRCS had not been updated since 2014.

Mayor Puza returned to the dais.

Council Member O'Brien exited the dais.

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, indicated that speakers are called in the order they sign up.

The following members of the public addressed the City Council:

Robert Kurtz, Culver City Senior Softball Association (CCSSA), indicated that the league had been playing in Vets Park for 50 years; discussed the increase in fees; severe impacts of the fee increase; retired members on a fixed income; reported that the organization was self-sustaining; stated that they do managed care for the field; indicated that many members were veterans from foreign wars; discussed their unique rules; and he requested an exemption from the fee increase based on the public service they provide.

Council Member O'Brien returned to the dais.

Richard Jebjian, CCSSA, reported speaking to the City Council 12 years ago when there was a previous increase noting that they were allowed to work out an amicable solution; pointed out that they were a small percentage of the budget; discussed the hourly rate being charged in addition to the permit; his history with the league; stated that they would have to close down; and he asked that they be allowed to come up with a plan with PRCS.

Crystal Alexander, PRCS Commissioner, indicated speaking as an individual noting that the entire Commission was in support of what was being presented; indicated serving on the subcommittee; discussed length of time since fees and charges had been adjusted; fiscal sustainability; subsidies from the General Fund; the choice to decide the level of subsidies for the program; the approach taken to considering the fees and charges; the new philosophy to create a more equitable and fiscally sustainable solution; and she urged the City Council to adopt the fees and charges.

Jim De Vico, CCSSA, expressed appreciation for the presentation; disagreed with the conclusions of the study; provided background on the organization; discussed the importance of community; asserted that many members were on fixed incomes; and he requested more time to address the changes as they had just found out about the proposed increases.

Bill Tarrant, CCSSA, provided background on the organization; asserted that they provide the only organized activity for seniors in the Heart of Screenland; discussed their community and large constituency; and other groups that will be badly affected by the proposed steep increase in fees.

Bob Richardson, CCSSA, took exception to the sudden increase; asked for a chance to negotiate; discussed veterans participating in the league at Vets Park; those on a fixed income; and he hoped that they could come to a sustainable conclusion.

Tamar Fuhrer asked that costs be frozen for the Culver City Afterschool Recreation Program (CCARP); discussed the proposed 50% cost increase for residents; the City Council priority of affordability for families presented at the previous budget presentation; the proposed increase as making the program commensurate with private afterschool options; concern with placement of the out of school program in the lowest subsidy level despite being a necessity; programs required to allow consistent child care to enable parents to work; amenities; affordability as the biggest consideration; she proposed using a \$250,000 forgivable loan for child care discussed at the budget meeting to subsidize the afterschool program that families are already relying on; discussed park fees as being subject to market conditions; concern with signaling to private programs to raise their fees; and asked that the program be kept at the existing fee.

Jack Galanty noted that the parks were a huge asset and that people move to Culver City for the parks; felt the fee structure was reasonable and brought fees in line with neighboring cities; discussed the new equitable system proposed; support for providing transparency, simplifying processes, and making facilities easier to use; and he felt that increased fees would help address budget issues.

Council Member McMorrin exited the dais.

Discussion ensued between staff and Council Members regarding appreciation for the work done and efforts to be equitable; support for the amount of outreach done; community concerns expressed; the MOU (Memorandum of Understanding) with the CCSSA; CCARP; money added to support proposed expansion of child care services within PRCS; acknowledgement of increased costs; providing phased increases; the disservice done by not updating the fees for 12 years; concern with providing special

consideration for one group; the special population being served; openness to exploring alternatives for CCSSA; ongoing conversations about CCARP; discounts for non-profits and residents; and staff efforts to explore funding and an application process for a program for middle-low income families and individuals.

Additional discussion ensued between staff and Council Members regarding the number of other MOUs with similar leagues; aligning CCSSA with the other MOUs; appreciation for the engagement; and current collaboration with Connections with Children a non-profit that provides subsidies for afterschool programming.

Council Member McMorris returned to the dais.

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

Further discussion ensued between staff and Council Members regarding staff agreement to an annual review for efficacy; concern with encouraging a squeaky wheel system that has been the status quo in the community; length of the process and work done by staff; allowing for a system of applying for a hardship waiver; people who do not know how to mobilize and work the system; concern with perpetuating outcomes; providing transparency; revisiting the MOU for CCSSA to ensure it is in alignment with the other two MOUs; special interests; mobility infrastructure; lack of investment in Fox Hills bicycle infrastructure; dealing with issues from the community in good faith; concern with going off topic from the fee structure being considered; and clarification that the increase to the CCARP is included and staff will return with a hardship program for low-income individuals and the existing MOU will be collated with the other two groups.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING AND ADOPTING AN UPDATED COMPREHENSIVE FEE SCHEDULE FOR FISCAL YEAR 2026-2027.

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**Adoption of a Resolution Confirming the Levy and Collection of Solid Waste Fees for Fiscal Years 2026/2027 through 2030/2031**

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

Yanni Demitri, Public Works Director, introduced the item.

Sean Singletary, Environmental Programs and Operations Manager, provided a summary of the material of record.

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

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

David Coles discussed concerns that the plan does not incentivize waste reduction; options proposed to help; charges to the City based on tonnage; practices in the private sector; and he proposed examination of best practices around the world to keep costs down and reduce waste.

Leah Pressman discussed the ability to handle smaller bins; the Pay as you Throw program used in many other California cities, and providing fees to incentivize people to use less trash to reduce costs.

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

Discussion ensued between staff and Council Members regarding average residential trash fees; examination of other business models; current use of the industry standard; the California Constitution that constrains the City to base rates on cost of service; the ability to arrange rates in a different way; studying costs and trying to achieve a tiered rate structure; litigation related to efforts for tiered rates related to water usage; the need to start the process over to make changes; staff agreement to examine a Pay as You Throw process for a report back and future consideration; encouraging less waste; frequency

of fee updates; the process required any time rates are proposed or increased; the typical five year cycle; and the expensive and difficult process.

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION CONFIRMING THE ASSESSMENT OF SOLID WASTE FEES AND ORDERING THE LEVY AND COLLECTION OF SOLID WASTE FEES, EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2031.

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Item PH-4

**(1) Discussion of Fox Hills Specific Plan, Zoning Code Text and Map Amendments; (2) Adoption of an Addendum to the Culver City General Plan 2045 Environmental Impact Report; and (2) Introduction of an Ordinance Approving the Fox Hills Specific Plan, Zoning Code Text and Map Amendment, P2026-0100-SP, -ZCA, -ZCMA, to Implement the Fox Hills Specific Plan**

Mayor Puza reported a disqualifying conflict of interest in that his home is located within the subject area of the proposed Specific Plan and he recused himself and exited the dais.

Council Member McMorris indicated that she also needed to recuse herself as her home is also located within the subject area and she exited the dais.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY COUNCIL MEMBER O'BRIEN THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Troy Evangelho, Advance Planning Manager, provided a summary of the material of record noting an updated attachment in the staff report and two updated slides.

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Vice Mayor Fish invited public comment.

The following members of the public addressed the City Council:

Travis Morgan noted that many people in the room had received multiple emails on the project; emphasized support for 9/10ths of the plan; expressed appreciation for the time of staff and the consultant; discussed the hotel incentive zone slicing through the neighborhood; exclusion of Fox Hills from areas limited to 56 feet as part of the 1990 ordinance; the history of exclusion for the Fox Hills neighborhood, especially in recent history; equity; the hotel incentive zone proposed on the periphery of the Hayden Tract; and he proposed considering the zones on the periphery of the neighborhood where the hotels would most likely thrive.

Jeanne Black indicated being a member of the Planning Commission speaking on her own behalf; discussed support for generating revenue; opposition to locating hotels in the residential heart of Fox Hills looming over 3 story condos; the 1990 voter initiative to limit height that prohibits placement by the Westfield Mall property and surrounding commercial properties on major corridors closest to transit and where existing hotels are already located; resident concerns about height in residential neighborhoods; concern with applying the 36 year old blanket limit when there is a better option presented by Mr. Morgan; she proposed approval of the plan without the hotel incentive zone and direction to the City Manager and City Attorney to draft a narrowly written measure for the November ballot to increase the height limit for the area shown.

Judi Sherman, Fox Hills Neighborhood Association, provided background on herself; discussed the ongoing assault and lack of support for Fox Hills; 3,000 units planned for the Fox Hills area; lack of common sense and fairness; support for following the Planning Commission recommendation to remove the hotel incentive zoning from the plan that was produced after the City decided to zone the area 100 units per acre on the residential side of Slauson; noted that residential input was now being sought after changes were already made; she observed that when the Specific Plan is presented the 3,000 units proposed is always omitted from the presentation; expressed appreciation

that the Planning Commission decided to remove the hotel zoning from the plan; concern with entertaining the idea of placing a hotel zone near residents; and she asked the City Council to advocate for Fox Hills.

Karen Marks was called to speak but was not present in person or online.

Blair Seibert was called to speak but was not present in person or online.

Jack Galanty indicated speaking as an individual; discussed connecting Fox Hills to the rest of Culver City; expressed support for the plan with the hotel zone moved; discussed accessways and creating more third spaces; the importance of providing green space; the Transit Center expansion and a potential Community Center; and he emphasized the importance of building a safe and connected community mobility network.

MOVED BY COUNCIL MEMBER O'BRIEN AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding public/private partnerships; communication with adjacent property owners; the Courtyard by Marriott built prior to 1990; exceptions when redevelopment was active; support for concerns with a 120 foot building in the middle of a residential area; areas to generate tax revenue; support for the Transit Centers, the paseos, ground floor retail, and mobility enhancements; and appreciation to staff for their work and to the speakers for their input.

Responding to inquiry, Travis Morgan indicated that he had been out of town and unable to share his input with the Planning Commission.

Additional discussion ensued between staff and Council Members regarding the process to examine the 1990 initiative; the need to agendize a discussion of the initiative and potential placement on the ballot for modification; acknowledgement of neighbor concerns; clarification that all of Fox Hills is zoned

for residential, but some areas allow mixed-use or all commercial; limited ability of the public to weigh in on the proposed hotel zone; the paseos and public access roads acting as accessways for bicycles and pedestrians, not vehicles; multiple services that use the Transit Center and the expansion for people, not for bus storage; future Council consideration of a feasible location for 10 buses; benefits of hotels in the neighborhood to the City, but not to the area; approval of the plan without the hotel height zone; support for future consideration of a hotel zone and for revisiting the ordinance; the need to address the height restriction through a ballot measure in order to look at moving the hotel zone to the outer areas; the current City-wide hotel study; and agreement to agendize consideration of the 1990 ordinance.

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

1. ADOPT AN ADDENDUM TO THE CULVER CITY GENERAL PLAN 2045 ENVIRONMENTAL IMPACT REPORT (EIR) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15164; AND,
2. INTRODUCE AN ORDINANCE APPROVING THE FOX HILLS SPECIFIC PLAN, ZONING CODE TEXT ANDMAP AMENDMENT, P2026-0100-SP, -ZCA, -ZCMA, TO IMPLEMENT THE FOX HILLS SPECIFIC PLAN AS AMENDED WITH THE HOTEL INCENTIVE ZONE REMOVED FROM THE PLAN: AND,
3. DIRECT STAFF TO RETURN WITH AN AGENDA ITEM ON THE 1990 CITY-WIDE HEIGHT ORDINANCE AND ITS IMPACT ON FOX HILLS AND THE POTENTIAL HOTEL ADDITIONAL HEIGHT ZONE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Puza and Council Member McMorris returned to the dais.

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**Action Items**

Item A-1

**CC - Introduction of an Ordinance to Amend the Culver City**

**Municipal Code (CCMC) Chapters 5.01.075 (Time and Payment Charges) and 5.01.080 (Delinquent Account Payments)**

Yanni Demitri, Public Works Director, provided a summary of the material of record.

Mayor Puza invited public comment.

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

Discussion ensued between staff and Council Members regarding context for the request; the higher fee than industry-standard and surrounding agencies; City Council consideration for fees over \$5,000; the primary function of the ordinance to streamline the administrative process; providing the City Council flexibility to set the fee by resolution rather than by amending the code; fee amount vs. other changes being proposed; and bringing the process for late fees in alignment with other City departments.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE (CCMC) SECTIONS 5.01.075 AND 5.01.080.

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Item A-2

**CC:SA:HA:PA - ACTION ITEM: (1) Discussion of the City Manager's/Executive Director's Proposed Budget for Fiscal Year 2026-2027; and (2) Direction to the City Manager as Deemed Appropriate**

Stephen Agostini, Chief Finance Officer, received clarification that a full staff report was unnecessary as the presentation is available online, and he provided a summary updates; discussed key changes to the budget; the proposed increase to the Mobil Crisis Team (MCT) funding from Operating Reserve; the increase of \$400,000 to the Forgivable Revolving Loan Fund with the emphasis on child care center/services from the Operating Reserve; the increase to the CCARP program funded from the Operating Reserve; and reallocation of a portion of the JPA (Joint Powers Authority) proceeds to fund a new pickleball court funded from the tax exempt proceeds.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Patrick Godinez indicated being a member of the Advisory Committee on Housing and Homelessness (ACOHH) speaking on his own behalf; felt that lifting the hiring freeze on the Mental Health Technician should be delayed until the five year plan to combat homelessness has been reviewed and approved; discussed priority-based budgeting principals; resources available for mental health; he did not want to have taxpayers cover costs without applying for a grant; and he emphasized the importance of having a grant writer.

Tamar Fuhrer discussed her previous comments about CCARP; funds used to offset the 100% cost increase; concern with making CCARP costs comparable to private programs; other programs with subsidies for low-income families; middle class working parents who rely on reliable daycare so they can work; PRCS programs that do not accommodate full working hours; and she asked that rather than putting money from the revolving loan toward child care, the it be used to fully offset the cost increase and revisit the impact to the existing community in the next fiscal year.

Greg Maron acknowledged the progress and good news in the budget; discussed the significant addition of \$100,000 toward child care; the overall child care system and affordability crisis for parents; additional resources; appreciation for efforts to explore pilots and partnerships; drawing down grants; additional monies and funds allocated with the approach using pilots and experiments; and strategic use of monies to think about long-term solutions.

Jack Galanty expressed support for the proposed budget particularly for investments in safer streets and more climate-friendly transportation options; discussed appreciation for tripled sidewalk funding and street paving improvements; making people want to live and visit Culver City; strong support for mobility projects; the importance of a continuous bicycle network; appreciation for the practical investments; and support for continued funding and completion of projects ahead of major events.

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

Travis Morgan praised City staff for their efforts; discussed appreciation for restoring MCT funding; concern that the streamlined process feels less transparent; and he was looking forward to hearing back about the study of community-based budgeting and community input.

Discussion ensued between staff and Council Members regarding the proposed allocation for the Capital Improvement of Bill Botts in the JPA; the amount dedicated to Complete Streets vs. the amount dedicated for streets and sidewalks and alleyways in the Capital Budget; appreciation for unfreezing the MCT positions; money allocated for repairs to Bill Botts, alley repaving, sidewalk improvements, right of way improvements, street resurfacing, tree canopy enhancements, the affordable housing trust, a potential Universal Basic Income pilot, and money toward deferred parks maintenance; future facilities planning; the Safe Streets project; major gaps in Complete Streets project funding; feedback received during the first opportunity to review the proposed spend for JPA and bond revenue; and appreciation to staff for their work to balance priorities from different parts of the City.

Additional discussion ensued between staff and Council Members regarding support for working with the dispatcher so that when people call 911 they are diverted to CCPD or the MCT; money allocated to Capital Improvement Projects (CIPs); the budget based on people and neighborhoods; and sidewalk repair.

Council Member O'Brien exited the dais.

Further discussion ensued between staff and Council Members regarding clarification that the money allocated for sidewalks would be able to address all current community complaints.

Council Member O'Brien returned to the dais.

Discussion ensued between staff and Council Members regarding meeting the goal of providing service 12 hours per day, 7 days per week for the MCT; the ability to return to the City Council to request more support if needed; budgets submitted in previous years; use of pension reserve funds to help offset costs of the unfunded accrued liability for pension; subsidized operations from the reserve fund that reduced reserves; financial restructuring; use of the JPA to increase liquidity; community concern that money is being borrowed and the community will be responsible for paying it off over the next 30 years; basic community needs; community feedback on alleys for the past 6

years; the amount allocated toward alleys vs. that allocated toward Safe Streets; City Council discretion as to how monies are spent; priorities based on feedback expressed during community meetings; next steps; the JPA helping Culver City catch up on long-term CIPs and long deferred maintenance; use of financing to invest in infrastructure and community improvements that residents will use for decades; making repairs to avoid higher maintenance costs and potential litigation; thinking creatively to invest in neighborhoods, in infrastructure, and to strengthen Culver City; coordination to ensure Complete Streets and resurfacing are done in tandem; strategies to complete the work; the ability to track data; an upcoming request for City Council approval to go to a biannual budget process; feedback from David Osborne, author of multiple books on city budgeting; community engagement; and financial planning with Ernst and Young.

MOVED BY COUNCIL MEMBER O'BRIEN AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL, THE SUCCESSOR AGENCY, HOUSING AUTHORITY AND PARKING AUTHORITY BOARDS:

1. DISCUSS THE PROPOSED BUDGET FOR FISCAL YEAR 2026-2027; AND
2. PROVIDE DIRECTION TO THE CITY MANAGER.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

Mayor Puza invited public comment.

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

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**Items from Council Members (Continued)**

Vice Mayor Fish discussed the life and legacy of Professor Ronald LF Davis and asked that the meeting be adjourned in his memory.

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**Council Member Requests to Agendize Future Items**

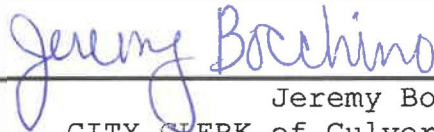
None.

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**Adjournment**

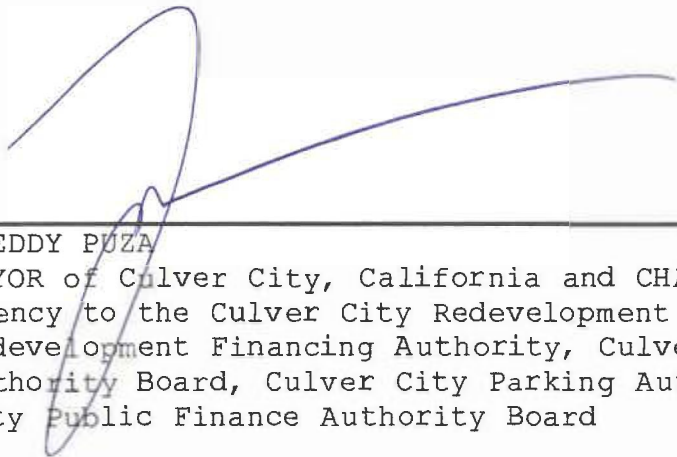
There being no further business, at 12:09 a.m., Wednesday, May 27, 2026 the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Ronald Davis to a special meeting to be held on June 1, 2026.

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



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

Date: June 8, 2026