

Celebration Day 2026

Mayor O'Brien presented the proclamation in honor of Dr. Martin Luther King, Jr. Celebration Day 2026.

Karena Bibbins-McKeever, Chair of the Martin Luther King Jr. Celebration and Juneteenth Celebration Advisory Committee, expressed appreciation for the proclamation; discussed the event as a commitment and reminder of Dr. King's vision; division and fear drowning out hope; the teachings that provided a road map forward; Dr. King's mission and goals; inspiration from Dr. King; continued work in Culver City; the legacy of Dr. King; ensuring that Culver City is a place where everyone can thrive; and she invited everyone to the Martin Luther King, Jr. celebration on Saturday.

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Pledge of Allegiance

Mayor Puza led the Pledge of Allegiance.

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Land Acknowledgement

Mayor Puza read the Land Acknowledgement.

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

Jeremy Bocchino, City Clerk, indicated that since a few pages of the online version of the agenda were not viewable, hard copies had been provided for Consent Calendar Items C-3 and C-9 in the back of Council Chambers for anyone who wanted to see them.

Council Member Vera wished everyone a happy and healthy new year and he welcomed the new City Manager to his first official meeting.

Council Member O'Brien echoed Council Member Vera's comments; welcomed City Manager Jones; indicated that he was looking forward to the event on January 20 and thanked the Martin Luther King, Jr. Celebration and Juneteenth Celebration Advisory

Committee for their work; discussed uplifting Dr. King's legacy; and he wished everyone a happy new year.

Council Member McMorris hoped everyone had a safe and enjoyable holiday and that their new year was off to a good start; she noted the importance of community in the currently unstable times; encouraged everyone to support mutual aid efforts, show up at local protests, and extend care to neighbors; noted that small actions made bigger waves of belonging; expressed excitement for the Martin Luther King, Jr. Celebration on Saturday; she was eager to work with the new City Manager; and she reminded everyone that hope is a discipline.

Vice Mayor Fish expressed gratitude for being able to work together; uplifted the names of Renee Good and Keith Porter Jr. who were both shot and killed by ICE (Immigration and Customs Enforcement) agents over the past two weeks; discussed the need for accountability; the power of shared values and people taking to the streets; money raised at a Hanukkah party for West Los Respuesta Rapida; and moving Culver City forward during challenging times.

Mayor Puza wished everyone a happy new year; expressed gratitude; welcomed the new City Manager; discussed recent engagement with restaurants, businesses, and residents in Culver City; thanked staff for all of their contributions; acknowledged fears and anxieties with the recent ICE shootings of Renee Good and Keith Porter; discussed ensuring against complicity and erosion of human dignity, civil rights, and due process; the importance of doing everything possible to ensure that everyone in Culver City is safe and protected; he received City Council consensus to agendaize a conversation of taking Sanctuary City policy a step further by establishing ICE zones in Culver City to restrict federal civil immigration enforcement agencies from using Culver City land or facilities; reported hosting listening sessions with faith-based leaders; and he discussed a teach in about immigration and support for families impacted by ICE on January 25 at the Culver City Presbyterian Church in partnership with LA Voice.

Council Member McMorris received unanimous consensus to adjourn the meeting in memory of Joy Atkinson who had provided her with mentorship and guidance.

Presentations to City Council

Item P-1

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

Jeannine Houchen, Human Resources Equity Analyst, provided background on the item.

Dr. Nicole Yates, Keen Independent Research L.L.C., provided a presentation on the Racial Equity Action Plan (REAP); discussed the status of the project; initial results from the internal and external portion of the assessment; opportunities for improved communication; the workforce complaints process; survey distribution; feedback regarding the need to broaden equity; examination of workforce demographics, hiring, promotions and separations; preliminary sessions; the internal review committee; qualitative feedback; interviews and listening sessions; community engagement; development of a plan with recommendations and actions; capacity of the workforce analysis to identify patterns; incorporation of feedback into the final report; she noted that the full report would be available when the project nears completion; and she commended the commitment of Culver City to equity and inclusion.

Discussion ensued between Dr. Yates, staff, and Council Members regarding appreciation for the update, collaboration, and work done; continued community engagement; support for making Culver City more inclusive; and eagerness to move forward.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza invited public comment.

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

The following members of the public addressed the City Council:

Darryl Cherness indicated wanting to speak on item PH-1.

Philip Lelyveld expressed dissatisfaction with lack of adequate response to his questions at a recent Standing Governance

Subcommittee meeting as to what Culver City was doing for community outreach, especially for groups that might disagree with their views; he presented a slide with data available at culvercityelectiondonationdata.com; noted discussion of outside influences during the last election; presented charts he had made using data from candidate FPPC (Fair Political Practices Commission) filings; noted that Council Members O'Brien and Vera had raised the most money locally and received the most votes; and indicated that information would be published in real time for the next election.

Monica Richardson commented on the number of bicycles observed on her frequent trips down Overland Boulevard; proposed that the bike lane be painted a bright color; expressed support for a crosswalk with a flashing light in front of the library; discussed the widening of Overland north of Venice by the Los Angeles Department of Transportation; the importance of Overland; concern with creating problems for EMT and Fire; questioned whether Culver City had a real evacuation plan; discussed delivery trucks; loading and unloading; accommodating families and the disabled; providing access to the 10; felt that the people had been lied to; asserted that if people wanted the Netherlands, that is where they should go live; she wanted illegal criminals out of Culver City; noted the number of burglaries in her neighborhood; and she expressed support for law enforcement.

Shao-Yi Qian reported running a Chinese immersion childcare and pre-school; noted that they were in the process of building out their new location; asked that the City Council consider allocating resources to support a Culver City-sponsored recognition of Chinese New Year; discussed inclusion; and existing city events celebrating different backgrounds.

Mayor Puza received unanimous City Council consensus to agendaize consideration of support for a Lunar New Year event from February 17 - February 27.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON JANUARY 12, 2026.

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Order of the Agenda

Consent Calendar Item C-9 was considered separately.

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Consent Calendar

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Michelle Dennis spoke on Item C-6; discussed the downward trend in sales tax receipts over the last two years; and she urged that the ten-year forecast presented as part of the mid-year budget review provide three sales tax forecasts to reflect a possible increase, flat, or a small decrease to illustrate the sensitivity of sales tax receipts and its impact on the structural deficit of Culver City.

Meg Sullivan with one minute ceded by Steve Roe spoke on Item C-9; asked that changes to the definitions text of the rent stabilization and tenant protection ordinances be modified as they are highly consequential for owners of older, affordable buildings and merit discussion with owners to understand potential impacts; asserted staff statements that the rental adjustment application process protected against negative consequences was false in practice; discussed unnecessary complexity; the admission that only a handful of owners over nearly 6,700 units eligible for rent stabilization have ever applied for or received an adjustment; owners that were blindsided by the first year's rent control; historic economic upheaval with COVID; inability to keep pace with the legally protected fair right of return; people who abandoned the complex process; the housing crisis; lack of outreach prior to the passage of the ordinances; meetings held about the idea of rent control with crucial details considered by the City Council during the pandemic; and she asked that 15.09.205 and 15.09.305 be pulled to allow understanding of what is truly at stake.

Discussion ensued between staff and Council Members regarding a request to allow Ms. Sullivan to be part of the discussion with staff; allowing for conversation rather than a two minute public comment period; statutes being referenced; the next Committee on Housing and Homelessness meeting on January 13; cosmetic changes proposed; clarification that if the item is not on the

agenda, it could not be discussed; support for agendizing a conversation with the Committee; the process; planned community outreach to consider significant changes coming forward; previous discussion of the changes currently proposed at the Standing Housing and Homelessness Subcommittee meeting as well as consideration of concerns raised by landlords; outreach to landlords and tenants when the ordinances were initially brought forward to allow feedback; incorporation of feedback into the changes; next steps; definitional shifts; the format of Standing Housing and Homelessness Subcommittee meetings that allows for additional input; availability of the meetings online; encouragement for people to remain engaged as additional substantive work moves forward; staff time spent on the item; concern with stalling the item; language updates, clarifications and definitions at the last meeting; more consequential changes proposed that had been pulled out; changes made to reflect how the ordinance is currently being implemented and interpreted; the housing services issue; and support for more outreach with the bigger initiative.

Additional discussion ensued between staff and Council Members regarding the definitions portion of the statute; breakdown of utilities within a multi-unit complex; concerns raised with the accuracy of categorization; support for allowing examination and discussion at a future subcommittee meeting; and full City Council consensus was achieved to agendize a discussion of understanding the process for rental adjustments at a future Standing Housing and Homelessness Subcommittee meeting.

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

Item C-1

CC:HA:SA - Approval of Cash Disbursements for November 29, 2025 to January 2, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR NOVEMBER 29, 2025, TO JANUARY 2, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on December 8, 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 DECEMBER 8, 2025.

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Item C-3

SA - (1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2026 through June 30, 2027; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2026 through June 30, 2027; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency

THAT THE SUCCESSOR AGENCY BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027; AND,
2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD JULY 1, 2026 THROUGH JUNE 30, 2027; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE PAYMENTS INCLUDED ON THE ROPS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO APPROVAL OF THE ROPS AND ADMINISTRATIVE BUDGET BY THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE).

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Item C-4

CC - (1) Authorization to Award \$200,518 to 26 Organizations for the 2026 Performing Arts Grant Program, and Designation of Related Performances as City-Sponsored, as Recommended by the Cultural Affairs Commission; and (2) Approval of Related Grant Agreements

THAT THE CITY COUNCIL:

1. AUTHORIZE THE AWARD OF \$200,518 TO 26 ORGANIZATIONS FOR THE 2026 PERFORMING ARTS GRANT PROGRAM, AND DESIGNATE RELATED

PERFORMANCES AS CITY-SPONSORED, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION, AND AS OUTLINED IN THE STAFF REPORT; AND,

2. APPROVE THE RELATED GRANT AGREEMENTS; AND

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY AND,

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

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Item C-5

CC - (1) Approval of the Selection of CVL Economics+ MIG as the Consultant Team for Preparation of the Community Cultural Equity Plan (CCE Plan), as Recommended by the Cultural Affairs Commission; and (2) Approval of a Related Professional Services Agreement with CVL Economics, in an Amount Not-to-Exceed \$173,660, for Preparation of the Community Cultural Equity Plan, including the Public Art Master Plan Component

THAT THE CITY COUNCIL:

1. APPROVE THE SELECTION OF CVL ECONOMICS+ MIG AS THE CONSULTANT TEAM FOR PREPARATION OF THE COMMUNITY CULTURAL EQUITY PLAN, AS RECOMMENDED BY THE CULTURAL AFFAIRS COMMISSION; AND,

2. AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CVL ECONOMICS, IN AN AMOUNT NOT-TO-EXCEED \$173,660; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW AND APPROVE THE AGREEMENT AS TO FORM; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY.

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Item C-6

CC - Receipt and Filing of Measure CC and Measure C Sales Tax Status Reports (FY 2024-2025, Fourth Quarter) and Real Property Transfer Tax Status Report (FY 2025-2026, First Quarter), as Approved by the Finance Advisory Committee

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

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Item C-7

CC - Approval of a Purchase Order with Charlie's Fixtures to Replace Aging Kitchen Appliances at the Senior Center in an Amount Not-to-Exceed \$71,409.00

THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH CHARLIE'S FIXTURES IN AN AMOUNT NOT-TO-EXCEED \$71,409 TO REPLACE AGING KITCHEN APPLIANCES AT THE SENIOR CENTER; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO EXECUTE THE PURCHASE ORDER ON BEHALF OF THE CITY.

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Item C-8

CC - (1) Approval of a Two-Year Professional Services Agreement with CWE for Industrial General Permit (IGP) Stormwater Compliance Consultant Services in an Amount Not-to-Exceed \$87,610 per Year; and (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-To-Exceed \$87,610 per Year

THAT THE CITY COUNCIL:

1. APPROVE A TWO-YEAR PROFESSIONAL SERVICES AGREEMENT WITH CWE FOR INDUSTRIAL GENERAL PERMIT (IGP) STORMWATER COMPLIANCE CONSULTANT SERVICES, IN AN AMOUNT NOT-TO-EXCEED \$87,610 PER YEAR; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$87,610 PER YEAR; 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-9

CC - (1) Adoption of Ordinances Incorporating Clarifying Amendments in Culver City Municipal Code (CCMC) Subchapters 15.09.200 Rent Control, and 15.09.300 Tenant Protections; (2) Other Direction to the City Manager, as Deemed Appropriate

THAT THE CITY COUNCIL:

1. ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.09.200 RENT CONTROL; AND,
2. ADOPT AN ORDINANCE AMENDING CULVER CITY MUNICIPAL CODE SUBCHAPTER 15.09.300 TENANT PROTECTIONS; AND,
3. PROVIDE ADDITIONAL DIRECTION TO THE CITY MANAGER, AS DEEMED APPROPRIATE.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL APPROVE ITEM C-9.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item C-10

CC - (1) Award of a Construction Contract to Toro Enterprises, Inc. as the Lowest Responsive and Responsible Bidder, in the Amount of \$1,332,754 for the MOVE Culver City Downtown Corridor Eastern Segment Project, PS017; (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders to the Contract in an Amount Not-to-Exceed \$333,189 to Cover Contingency Costs (25%); (3) Authorization of a Task Order for Construction Management Services for the MOVE Culver City Downtown Corridor Eastern Segment Project, PS017 in an Amount Not-to-Exceed \$82,960 Pursuant to the Terms of the City's On-Call Professional Services Agreement with Willdan Engineering; and (4) Authorization to the Public Works Director to Approve

Amendments to the Task Order in an Amount Not-to-Exceed \$20,740 to Cover Contingency Costs (25%)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO TORO ENTERPRISES, INC. AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$1,332,754 FOR THE MOVE CULVER CITY DOWNTOWN CORRIDOR EASTERN SEGMENT PROJECT, PS017, AND,
2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO THE CONTRACT IN AN AMOUNT NOT-TO-EXCEED \$333,189 (25%); AND,
3. AUTHORIZE A TASK ORDER FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE MOVE CULVER CITY DOWNTOWN CORRIDOR EASTERN SEGMENT PROJECT, PS017 IN AN AMOUNT NOT-TO-EXCEED \$82,960, PURSUANT TO THE TERMS OF THE CITY'S ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN ENGINEERING; AND,
4. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENTS TO THE TASK ORDER IN AN AMOUNT NOT-TO-EXCEED \$20,740 (25%); AND,
5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC - Award of a Construction Contract to Clarke Contracting Corporation, as the Lowest Responsive and Responsible Bidder, in the Amount of \$343,600 for the Slope Repair Project Behind 9530 Jefferson Boulevard, CIP PP-022; and (2) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$22,668 (6.6% of Total Bid)

THAT THE CITY COUNCIL:

1. AWARD A CONSTRUCTION CONTRACT TO CLARKE CONTRACTING CORPORATION, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, IN THE AMOUNT OF \$343,600 FOR THE SLOPE REPAIR PROJECT BEHIND 9530 JEFFERSON BOULEVARD, CIP PP-022; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT TO EXCEED \$22,668; 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-12

CC - Adoption of a Resolution Approving the Final Map for Tract Number 83810 Consisting of the Creation of Five Residential Air Space Units on an Existing Lot for Condominium Purposes for the Project Located at 3906 Huron Avenue

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE FINAL MAP FOR TRACT NUMBER 83810 CONSISTING OF THE CREATION OF FIVE RESIDENTIAL AIRSPACE UNITS ON AN EXISTING LOT FOR CONDOMINIUM PURPOSES LOCATED AT 3906 HURON AVENUE.

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Item C-13

CC - Approval of Specifications and Authorization to Publish a Notice Inviting Bids for the Veterans Memorial Park Parking Lot Resurfacing Project, PA-008

THAT THE CITY COUNCIL APPROVE THE PROJECT SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION FOR THE VETERANS MEMORIAL BUILDING AND PARK AND TEEN CENTER PARKING LOT RESURFACING PROJECT, PA-008.

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Item C-14

CC - Approval of a General Services Agreement with Humble Rentals, LLC in an Amount Not-to-Exceed 129,000 to Implement a Portable Battery Pilot Program

THAT THE CITY COUNCIL:

1. AWARD A GENERAL SERVICES AGREEMENT WITH HUMBLE RENTALS, LLC IN AN AMOUNT NOT-TO-EXCEED \$129,000 TO OPERATE A PORTABLE BATTERY SYSTEM PILOT PROGRAM; 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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Public Hearing Items

Item PH-1

Appeal of the Planning Commission's Decision to Adopt Resolution No. 2025-P011, Approving Conditional Use Permit, P2025-0174-CUP and a Class 1 Categorical Exemption from the California Environmental Quality Act (CEQA) and Consideration of a Supplemental Class 32 Categorical Exemption for In-fill Development to Allow a Vehicle Service Facility Within an Existing 42,333 Square-Foot Building at 10150-10200 Jefferson Boulevard

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF MAILING, PUBLICATION AND POSTING OF NOTICES.

Gabriel Barreras, Senior Planner, provided a summary of the material of record noting that as of January 12, 2026, 7 letters in support of the appeal had been received and 2 letters in support of the project had been received.

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

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Lauren Fishelman, appellant, provided background on herself noting that views expressed were solely her own; discussed the improper approval of a Conditional Use Permit (CUP) by the Planning Commission; asserted that the project should be rejected because it was not exempt from CEQA (California

Environmental Quality Act); discussed the Class 1 Categorical Exemption; negligible expansion of use; unusual circumstances; proximity to the Inglewood Oil Field and the dense residential community; fire risk; addressing the impacts; the Costco appeal; the need for further analysis and a defensible explanation; the inability to make the required finding that the project is not detrimental to the public interest, health, safety, or general welfare; clear health and environmental harms posed by the project; pollutants that will directly affect adjacent residents; noise; video evidence submitted of unloading diesel car carriers at midnight in front of Raintree in violation of local noise ordinances; the violation of the terms of the CUP; concern with the likelihood of reasonable compliance; she stated that the CUP did not comply with the General Plan which is a required finding to move forward; discussed providing a safe and healthy place for her children to grow; the rule of law; and the need for full compliance with the law.

Elisa Paster, Rand, Paster & Nelson, applicant, introduced other members of the project team; asserted that the appeal was legally unsustainable and should be denied; discussed the project as consistent with Culver City actions to further sustainability goals; bringing a safe and convenient location to service EVs (electric vehicles); the need for extensive upgrades to the vacant industrial building; conditions adopted in the Planning Commission resolution and the Culver City plan check process to ensure compatibility of use with the surrounding area and protection of life and safety; lack of merit to issues raised in the appeal; vetting by the Planning Department; the De Novo hearing; purview; number of households and vehicles in the Raintree development; sprinklers, alarms and fire-rated construction at the service facility; and the focus on safety.

Dan Broderick provided background on himself; discussed facility operations; other service centers adjacent to residential uses in Los Angeles; cooperation and trust required with mixed-use development; the intent to exceed all current and anticipated safety requirements; prevention; the importance of training; semi-annual independent audits; planned improvements; costs; anticipated workflow; the need to support clean environmental initiatives; choice of location; service demand; meeting shared community environmental goals and EV service needs; plans to be a good neighbor and support the community; and he asked for the support of Culver City.

Elisa Paster, Rand, Paster & Nelson, discussed the Class 32 exemption for infill; unusual circumstance; oil fields across California; the absence of a finding indicating significant impact; the noise study; the fire analysis; their efforts to do things not required by the Building Code as an effort to go above and beyond for safety; battery storage; limitations to drop off hours; she stated that there would be no fueling on-site; discussed the process to de-energize batteries; she requested that fueling be deleted altogether and new conditions for safety that they are volunteering to implement be added to requirements; and she asked that the appeal be denied.

Darryl Cherness, Electric Vehicle Association of Culver City, expressed support for the Planning Commission vote to approve the facility permit; discussed reasons for his support; benefits of the development; lack of EV charging stations in the Raintree development; the long-standing structural deficit in Culver City; alleged fire hazards; the fire suppression sprinkler system; lack of active oil wells in the vicinity; likelihood of EV vehicles to catch on fire vs. the likelihood for internal combustion vehicles; he asserted that the project would not create significant traffic congestion, air pollution, or noise; and he felt it was an ideal development for Culver City.

Vanessa Maksymenko provided background on herself; expressed support for the appeal of the CUP for the proposed service facility; discussed near daily impacts to her life with the Temporary Use Permit (TUP); calls for non-emergency police assistance; normal operations as incompatible with residential usage; being a good neighbor; alignment of leadership with city values; and she expressed concern with construction noise.

Sue Liu was called to speak but was not present online or in Council Chambers.

Jonathan Berger provided background on himself; spoke in support of the appeal; discussed regular use of 4808 Salem Village Court for community events; Culver City values; and he expressed concern with the message sent to residents with the placement of the facility immediately adjacent to where children play and families gather.

Kate Hungerford, Raintree Homeowners Association (HOA), discussed her daily observation of lithium batteries in cars parked around the perimeter against the fences that face Raintree; night deliveries; the current appearance of the location as being a mid-way delivery point or holding bay where

things are put in new cars; she noted that she had not observed anyone coming in to get their car repaired and taking it home like a regular repair shop; she asserted that it was a facility for new electric vehicles; and she discussed current lawsuits that Los Angeles county had filed against the Inglewood Oil Field.

Kevin Lachoff, Culver City Chamber of Commerce, with one minute ceded from Andrew Weissman, expressed support for the project; discussed pursuit of the clean mobility future that everyone wants; providing EV service capability in an area of high usage; positioning Culver City as a forward-thinking and progressive city; and he expressed support for the project to bring tax revenue and well-paying jobs to Culver City.

Dan Broderick was called to speak but declined.

Nate Wittasek provided background on himself, discussed his responsibility to review conditions related to fire and life safety related to the project on behalf of the owner; expressed agreement with staff's findings and interpretation with regard to hazards; discussed independent verification; misconceptions regarding hazards of lithium ion batteries; statistics for EVs vs. for internal combustion engine vehicles; the proposed life safety approach significantly in excess of what the code requires; providing a defensible and safe space; and providing a mechanism to keep electric vehicles safe and working properly.

Jim Suhr was called to speak but declined.

Ginny Kollewe provided background on herself; discussed livability in Culver City; putting an automobile service center next door to 1500 residents in a long-established community; support for infrastructure for EVs at a location that is not right next door to where children play and seniors live; concern with assertions that traffic would not be impacted; and she asked the City Council to look at the project more deeply and consider the appeal.

Lauren Fishelman, appellant, asserted that the presentation by Cadillac confirmed the impropriety of the CUP; discussed the amount of money required for improvements noting that was not a negligible expansion of improvements; submission of the Class 32 CEQA exemption after the appeal was filed; the need for the City Council to allow the public time for adequate review of the studies; promises by Cadillac to be good neighbors; repeated violations of conditions of the CUP as well as local noise

ordinances; comments received from neighbors in support of the appeal asking to be kept safe vs. comments from those who stand to profit from the project and paid consultants; Council Members who ran on the platform to put people over profit and to do what the law requires; and she asked the City Council to uphold their values and to do what the law requires by subjecting the project to appropriate review.

Elisa Paster, Rand, Paster & Nelson, applicant, discussed the current TUP for the specific use of vehicle storage and installation of accessories; concerns about the car carriers; the different service center use being proposed; compliance with the noise ordinance; she indicated that issues would not continue; discussed significant upgrades required for any use of the older building; cars parked outside for any usage; major safety systems being added; usage of the chargers for Raintree residents after hours; consistency with the General Plan; appropriate use of the parcel; Class 32; through review of the documents and independent verification by staff; and she asked that the decision be made by evidence in the record, not emotion and feelings.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for their work and to the developer and appellants for their comments; reliance on staff for verification; impact of developments on those around them; appeals being filed for other projects; the TUP; dropping off and idling during hours outside of what the conditional period is; the desire to minimize impacts to neighbors; abiding by rules; enforcement; upgrades to create a better, safer, cleaner project for the neighborhood; number of residents with vehicles at Raintree; the densely populated space; vehicle storage; the corridor zoned for Mixed Use Industrial; clarification that 82% of Culver City is zoned for residential; efforts to increase density to lower housing costs that result in sharing space with properties that have uses outside of residential; and confidence that the project fulfills the requirements of the exemption.

Responding to inquiry, Nate Wittasek indicated that the facility was safe for lithium battery storage due to the battery control systems utilized and planned suppression systems being put in place for the specific battery type.

Responding to inquiry, Dan Broderick discussed number of jobs brought to Culver City and the ability to host a job fair and hire locally for certain positions.

Additional discussion ensued between staff and Council Members regarding free EV charging being offered with a key card for Raintree residents; review of the plans by the Community Risk Reduction Division; appreciation for the building upgrade and fire suppression technology being used; storage of lithium ion batteries onsite; the standpipe; disruption to adjacent residents; adherence to agreed-upon conditions; current usage; drop off times; support for businesses; going above and beyond what it looks like to be a good neighbor; and trust in staff and support for their recommendations.

Further discussion ensued between staff and Council Members regarding acknowledgment of resident concerns; appreciation for the diligence of the applicant and the work of staff; lack of cause to overrule the Planning Commission; providing contact information for resident communication with applicants if incidents occur; appreciation to the residents and the appellant for their efforts; empathy for residents; acknowledgement of concerns regarding affects to quality of life; the small scope in order to appeal a CEQA exemption that requires substantial specific and quantifiable evidence; the ability to consider issues in a land use conversation; the Housing and Homelessness Subcommittee; the next RHNA (Regional Housing Needs Assessment) cycle; continued focus on how to make life more livable in Culver City; ensuring open space and safe places to walk; and providing public access to information on mitigations.

Discussion ensued between project representatives, staff and Council Members regarding availability of the Conditions of Approval to the public; the covenant against the property; compliance with conditions; communication with the president of the Raintree HOA regarding passkeys and access to the EV chargers; the voluntary condition reflected in the CUP; providing public access to a portion of the chargers; alignment with the General Plan; review and approval of changes by applicable Culver City departments; making the development more appealing for those struggling with impacts of the project; direction that staff explore providing public access to chargers; concern with unintended consequences; potential for increased impacts to the neighbors with increased traffic onsite; voluntary conditions; and staff agreement to add the Conditions of Approval to the project website.

Additional discussion ensued between project representatives, staff and Council Members regarding acknowledgement of deeply personal concerns about noise, traffic and health; the standard before the City Council; and denial of the appeal and affirmation of the Planning Commission approval reflective of recommendations to investigate EV charging for the general public, providing a copy of the Conditions of Approval on the project website with a copy at the project location, and providing a number to call.

Further discussion ensued between staff and Council Members regarding affirming the Planning Commission CEQA finding and the additional proposed Class 32 exemption.

MOVED BY MAYOR PUZA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT RESOLUTION DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION'S ADOPTION OF RESOLUTION NO. 2025-P011 APPROVING CONDITIONAL USE PERMIT, P2025-0174-CUP, AND A CLASS 1 CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND ADDITIONALLY ADOPTING A SUPPLEMENTAL CLASS 32 CATEGORICAL EXEMPTION, FOR A NEW VEHICLE SERVICE-MAINTENANCE AND REPAIR FACILITY WITHIN AN EXISTING BUILDING AT 10150-10200 JEFFERSON BOULEVARD (STAFF RECOMMENDATION).

Discussion ensued between staff and Council Members regarding staff agreement to provide an update on the status of the recommendation for the public EV chargers.

Council Member Fish exited the dais.

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Item PH-2

CC - (1) Adoption of a Finding that the Ordinance Approving a City-Initiated Code Amendment to Culver City Municipal Code Sections 15.06.300-330 and 15.10.750-790 Adopting New Park Land In-Lieu and Park Land Impact Fees ("Proposed Ordinance") is Exempt Pursuant to the California Environmental Quality Act Guidelines Sections 15060(c)(3), 15061(b)(3), and 15378(b)(4); (2) Introduction of the Proposed Ordinance; and (3) Adoption of a Resolution Setting New Park Land Related Fees and Rates and Accepting the Parks and Recreation Facilities Development Impact Fee Study

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Emily Stadnicki, Current Planning Manager, provided a summary of the material of record.

Council Member Fish returned to the dais.

Nicole Kissam, NBS, provided background on herself and an overview of the Impact Fee Study; discussed purpose and methodology; mitigating the impact of new developments on Culver City facilities; the focus on parks infrastructure; fee opportunities; types of parkland fees; adding fees for improvements; Quimby fees vs. impact fees; acquiring parkland from residential subdivisions; flexibility; existing level of service; structure of the fee program; recommendations; the calculation approach; cost per capita; expected intensified development; alignment with the Parks Master Plan; potential available park sites; looking at what is reasonably available; downward adjustments to fees; level of standards allowed; maximum fee amounts; suggested edits to the ordinance; and the need for routine review and adjustment of fees based on the development climate.

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:

Crystal Alexander with one minute ceded from Kenneth Alexander, indicated that she was speaking on behalf of the Parks, Recreation, and Community Services (PRCS) Commission, discussed the importance of parks; community cohesion; increasing the Parkland Fee after 30 years; she quoted sociologist Ray Aldenberg who indicated that parks are an essential third place that are neither home nor work, but rather a vital place for health, democracy, and civic life; she discussed residents in

affordable housing being built that will rely heavily on the park system; equity and inclusion; and she asked the City Council to keep park space in the forefront of their minds.

Carolyn Libuser was called to speak but was not present online or in Council Chambers.

Sue Liu was called to speak but was not present online or in Council Chambers.

Eric Shabsis provided background on himself; indicated that he was speaking on behalf of himself; commended staff for their work on the item; discussed requests from the development community to better define Parkland Fees; providing certainty regarding fees and requirements; feedback received from City Councils over the years on high rental costs; pass-through costs; whether fees reflect what is necessary; and ensuring that rents for multi-family units are lower.

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

Discussion ensued between staff and Council Members regarding appreciation for the presentation; how fees translate to rents; creating a sliding scale; the ability of the City Council to set fees at a lower rate; Park Improvement Fees; being cognizant of bringing too much forward too quickly; bringing the item back for annual review; examining the impact of fees on development; stimulating vs. cooling development; and looking at how fees are accumulating to help Culver City achieve goals in terms of land acquisition.

Additional discussion ensued between staff and Council Members regarding developments that include publicly accessible open space; parks inventory; requests for a reduction in fees; classification of a potential pedestrian and bike bridge over Ballona Creek; park improvements; limited opportunities for open space; pass through of costs to rental costs; density bonuses; carve-outs for affordable units; recent fee updates; and support for phased-in increases with regular review.

Further discussion ensued between staff and Council Members regarding fees for different types of development; subdivisions as including condominium projects; ensuring that fees are not out of line as compared to neighboring cities; industry standards; other cities in the area that do not have separate

fees for park improvements; adjustments made to fees to keep them in line with surrounding areas; and the Parks Master Plan that identified potential land for additional parks.

Mayor Puza moved the staff recommendation.

Michael Cobden, Deputy City Attorney, reported a typographical error in the resolution under the second Whereas clause referencing fee amounts; he noted that subdivision amounts had been inadvertently referenced though the staff report makes clear that non-subdivision amounts are different; he stated that under table S-1, the second column should be reflected in the non-subdivision fee setting amount; and he asked the City Council to consider the amended version of the resolution.

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

1. ADOPT A FINDING THE ORDINANCE APPROVING A CITY-INITIATED CODE AMENDMENT TO CULVER CITY MUNICIPAL CODE SECTIONS 15.06.300-330 AND 15.10.750-790 ADOPTING NEW PARK LAND IN-LIEU AND PARK LAND IMPACT FEES ("PROPOSED ORDINANCE") IS EXEMPT FROM CEQA PURSUANT TO CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 6, CHAPTER 3, SECTIONS 15060(C)(3), 15061(B)(3), AND 15378(B)(4);
2. INTRODUCE THE PROPOSED ORDINANCE; AND
3. ADOPT THE AMENDED RESOLUTION SETTING NEW PARK LAND IN-LIEU AND PARK LAND IMPACT FEE AMOUNTS AND RATES AND ACCEPTING THE PARKS AND RECREATION FACILITIES DEVELOPMENT IMPACT FEE STUDY EXCEPT FOR THE ESTABLISHMENT OF A NEW PARK IMPROVEMENT IMPACT FEE AND A NEW COMMUNITY AND RECREATION CENTER IMPACT FEE WHICH WILL BE PHASED IN OVER THE NEXT 5 YEARS.

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Action Items

Item A-1

CC - Discussion and Direction to the City Clerk Regarding Vacancies on the Civil Service Commission, Cultural Affairs Commission (CAC), Advisory Committee on Housing and Homelessness (ACOH), Bicycle Pedestrian Advisory Committee (BPAC), Equity and Human Relations Advisory Committee (EBRAC), and the Landlord Tenant Mediation Board (LTMB); (2) Consideration of J. Marvin Campbell's Request to be Reappointed to the BPAC

Jeremy Bocchino, City Clerk, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding focusing on critical vacancies and support for appointing the two newest applicants with subsequent outreach to the previous applicants.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Sue Liu was called to speak but was not present in Council Chambers or online.

Kimberly Ferguson indicated her interest in applying for a position on the Cultural Affairs Commission.

Additional discussion ensued between staff and Council Members regarding urgency to fill seats for Cultural Affairs Commission and the Landlord Tenant Mediation Board (LTMB); availability of applications year-round at culvercity.gov/serve; filling unexpired terms; concern with appointing people for a long-period of time without a formal process; visibility of Heather Moses as a community arts person; understanding applicant background; due diligence; and the ability to appoint a person until the full application process is undertaken.

Further discussion ensued between staff and Council Members regarding acknowledgement of workload; support for focusing on critical vacancies first; clarification that appointments would be made at a future meeting as part of a Consent Calendar item based on City Council direction given to staff; and support for interim appointments until the regular process in June.

Discussion ensued between staff and Council Members regarding consideration of the request for re-appointment from J. Marvin Campbell to the Business Community Seat on the Bicycle and Pedestrian Advisory Committee (BPAC); reasons stated for not attending meetings; and lack of notification to staff about absences or response to staff communication.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DENY J. MARVIN CAMPBELL'S REQUEST TO BE RE-APPOINTED TO THE BUSINESS COMMUNITY

MEMBER SEAT ON THE BPAC.

Jeremy Bocchino, City Clerk, indicated that staff would take City Council direction and return with the agreed upon appointments.

Discussion ensued between staff and Council Members regarding empty seats on the BPAC; lack of previous applications; the start-up process to appoint members; the Student Seat; the ability of J. Marvin Campbell to apply for the regular seat in June; and the request from Kimberly Ferguson to be considered for the Cultural Affairs Commission.

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Item A-2

CC - (1) Presentation on Priority-Driven Budgeting; (2) Approval of Demographics for Civic Assembly as Recommended by the Civic Assembly Ad Hoc Subcommittee; and (3) Other Direction to the City Manager as Deemed Appropriate

Lisa Soghor, Chief Financial Officer, introduced the item; provided a presentation on the new City Manager's vision for the budget process; discussed receipt of the GFOA (Government Finance Officers' Association) Distinguished Budget Award for the 40th consecutive year; the Annual Comprehensive Reporting Award received in the 37th year; best practices; improving the process to make it more inclusive and reflect community priorities; transparency with reflecting priorities back to the community; priority-driven budgeting; a quote from the GFOA regarding taking a priority-driven approach; the Civic Assembly process; demographics for the panel; strategic goals; City Council adopted 2024-2029 Strategic Goals; cutting back on things deemed less important in the moment; typical length of a priority-driven budget process; the accelerated version for fiscal year 2026-2027; building a foundation for expansion in future years; identification of available resources; rankings; defining the desired results; measuring success; and the proposed schedule.

Discussion ensued between staff and Council Members regarding City Council consensus to agendaize holding a Strategic Planning Retreat in February; Council Member availability in February; appreciation for the work of staff; eagerness to receive community input and participate in a planning retreat; clarification that the February retreat would be a Brown Act

meeting; cancellation of the March work plan presentations; the ability for Council Members to participate via teleconference; and appreciation for the energy and new ideas brought in by the City Manager.

Lisa Soghor, Chief Financial Officer, discussed work with the Center for New Democratic Processes; selection of the civic assembly panel; changes to the title and recommended actions; and approval of the schedule at a later date.

Kyle Bozentko, Center for New Democratic Processes, thanked staff and the Civic Assembly Ad Hoc Subcommittee; provided background on the process; discussed civic assembly demographic targets; resources utilized; the lottery selection process; category goals; inviting a diverse cross-section of the community to be involved with the civic assembly process; useful categories of information to collect that would not be used in the panel selection process; use of the 2045 General Plan map; and ineligibility of Culver City employees to participate.

Sarah Atwood, Center for New Democratic Processes, discussed communication with Culver City employees if their name comes up for participation.

Discussion ensued between project representatives, staff and Council Members regarding outreach strategies; budget estimates for the amount of compensation per individual participant; potential adjustments; primary decision and action items; panel selection; City Council consideration; the mailers; the computerized random selection of eligible panels that meet basic demographic targets approved by the City Council; solicitation of interested parties; selection of one of the potential panels created that meets demographic targets; finalization of the remit question; and the intent to empower the assembly to ask for information necessary to fulfill the mission set by the City Council.

Council Member O'Brien exited the dais.

Additional discussion ensued between project representatives, staff, and Council Members regarding incorporation of disabled voices; the recruitment process; people who do not disclose accessibility needs up front but disclose later as it comes up; ways people self-identify; collection of data around race; data sets; trade-offs with different surveys; and adding an additional question to the party affiliation category.

Council Member O'Brien returned to the dais.

Further discussion ensued between project representatives, staff and Council Members regarding incorporation of unregistered voters.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Michelle Dennis provided background on herself; acknowledged City Manager Jones for moving forward boldly and quickly to implement reforms to the city budget and incorporate the civic assembly; reported that Public Democracy Los Angeles had provided two one day model civic assemblies at the request of the Los Angeles City Charter Review Commission; discussed a longer civic assembly planned for the spring; impact of actions taken in Culver City; and she thanked Culver City for their efforts.

Council Member Vera exited the dais.

Wayne Liebman discussed the mission of Public Democracy LA and indicated that they were observing with great interest and were looking forward to assisting in the process as it moved forward.

Denise Neal welcomed the new City Manager and congratulated staff for their work on a new structure; discussed participatory budgeting; the Olympics; the offer of help from the Manchester Bidwell consultant; reparations approved by Culver City; consideration of Foundational Black Americans (FBA) as a separate category; Native American issues; consideration of faith-based issues; White House funding for housing and homelessness; she wanted to meet with Council Members to discuss the many moving parts; and discussed available LACAHS (Los Angeles County Affordable Housing Solutions Agency) funds.

Council Member Vera returned to the dais.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: APPROVE PRIORITY-DRIVEN BUDGETING AND THE DEMOGRAPHICS AND SCHEDULE FOR CIVIC ASSEMBLY AS RECOMMENDED BY THE CIVIC ASSEMBLY AD HOC SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

