

Ethan Vonderhaar was called to speak but was not present in person or online.

Serena Klipfel was called to speak but was not present in person or online.

Katie Gibbs was called to speak but was not present in person or online.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, CULVER CITY PARKING AUTHORITY BOARD, REDEVELOPMENT FINANCING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 6:09 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Item:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: Sara Beth Lane v. City of Culver City
Case No. 24SMCV01168
Pursuant to Government Code Section 54956.9(d)(1)

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Recognition Presentations - 6:30 p.m.

Mayor Puza reconvened the meeting of the City Council for recognition presentations with all Council Members present at 6:39 p.m.

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Recognition Presentations

Item R-1

CC - Presentation of a Commendation to Village Well on its 5th Anniversary in Business

Vice Mayor Fish presented a commendation to Village Well on its 5th anniversary in business.

Jennifer Caspar expressed appreciation for the recognition and support.

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Item R-2

CC - Proclamation in Honor of Black History Month 2026

Council Member McMorris presented a proclamation in honor of Black History Month 2026.

Candance Simmons expressed appreciation for the recognition; discussed the importance of history; honoring hidden figures in the community; stories of individuals as a blueprint for history; and coming together as a community.

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Recess

The meeting was recessed at 6:45 p.m. until regular session at 7:00 p.m.

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Regular Session

Mayor Puza convened the regular meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Redevelopment Financing Authority Board, Culver City Parking Authority Board, and Culver City Housing Authority Board at 7:00 p.m. with five Council Members present.

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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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Closed Session Report

Mayor Puzá indicated nothing to report out of Closed Session.

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

Council Member O'Brien discussed the Pan African Film Festival and listening sessions led by City Manager Odis Jones.

Council Member Vera received unanimous City Council consensus that when the meeting is adjourned, that it be adjourned in memory of Dr. Jay Shery.

Council Member McMorrin discussed the Super Bowl performance by Bad Bunny noting that the only thing more powerful than hate is love; immense harm done by racist iconography used by the current President to portray a former President and First Lady, especially during Black History Month; lack of an apology; she quoted Toni Morrison regarding the function of racism; wished everyone a Happy Valentines Day and discussed the City Council retreat on February 14; and she announced numerous and varied upcoming events noting that information was available in the community calendar.

Vice Mayor Fish acknowledged the thousands of healthcare workers on strike across the state; discussed demands for safe staffing levels, fair wages, and protection against burnout; discussed joining striking workers at Kaiser West Los Angeles last week; upcoming Open Houses for the Sepulveda Connects Project; he invited everyone to the City Manager meetings and to address the Strategic Planning Retreat on February 14; and he reported attending the unveiling of Lori Escalera's tile artwork for the Capo d'Orlando Room at Veterans Memorial Building.

Mayor Puza reported attending the U.S. Conference of Mayors; discussed the Mayors Innovation Conference; the importance of exchanging ideas with mayors from all over the country; open discussions about challenges; the need to increase housing; looking at meaningful ways of dealing with ICE; the Lunar New Year Celebration on February 22 at the Culver Steps; the new compost hub at Syd Kronenthal Park in partnership with L.A. Compost; the compost drop off at the Culver City Farmers Market every Tuesday on Main Street; he wished everyone a Happy Black

History Month; acknowledged much work to do noting that the history of the country could not be re-written; and he received unanimous City Council consensus that when the meeting is adjourned, that it be adjourned in memory of Deputy City Clerk, T'Ana Allen's grandfather.

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Presentations to City Council

Item P-1

CC - Presentation by Home Run Financing Regarding Property Assessed Clean Energy

Gabe Hulbert, Homerun Financing, provided a presentation regarding Property Assessed Clean Energy (PACE); discussed the need for PACE, a state funding solution for local problems; benefits for homeowners; changes and improvements made to the program; AB 1284; creation of the Department of Financial Protection and Innovation (DFPI) to regulate the program; consumer protections; contractor management; compliance teams; monitoring; traditional financing vs. PACE; eligible improvements available; metrics; usage by neighboring cities; and ability for Culver City to participate.

Responding to inquiry, Ryan Griffin with Homerun Financing discussed cost to participate; typical rates; relationship to the federal rate; and additional consumer protections for seniors.

Discussion ensued between Homerun Financing representatives, staff, and Council Members regarding soft story retrofit requirements; access to commercial providers; C-PACE financing; support for residential up to 4 units; concern that smaller C-PACE deals are underserved; different processes for C-PACE; meeting needs; the ability of the customer to choose an onboarded contractor or for the contractor to become onboarded; ensuring that program expectations are met; the rollback of participation by Los Angeles county; concerns with oversight and ensuring a positive experience; factors related to previous negative experiences; lessons learned; resources for in-house oversight by LA County; state-wide regulations to address earlier issues; compliance oversight; money saved on utility bills; recouping costs; methodologies; statistics based on other inputs; increased efficiencies; seismic retrofits; and unanimous City Council support was expressed to bring back an

agenda item to consider authorizing CSCDA's Open PACE program.

Council Member McMorris exited the dais.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Kimberly Thornton called to speak but was not present in person or online.

Luke Lucas, Windsor Hills Pizza, provided background on himself and his business; requested that the City Council agendaize a discussion to look into changes to the Culver City Municipal Code as it pertains to vending near a park and limits on events per year; discussed running their business at Culver City parks; families getting outside; Code Enforcement; and he indicated that they wanted to continue fostering community by popping up at parks.

Jeremy Bocchino, City Clerk, read the City Council statement regarding hate speech, decorum, and procedures for providing public comment.

Whitney Osborne provided background on herself; expressed support for the request from Windsor Hills Pizza; discussed benefits of Pizza in the Park on Wednesdays; use of the park as a gathering place; building goodwill throughout the community; concern with the sudden change in enforcement of the codes after four years; the loss for residents and ripple effects throughout the community; the role of flexibility in good governance when a rule no longer serves the community; supporting local businesses and the economy; strengthening community ties; keeping public spaces vibrant and welcoming; and she asked that the City Council consider a path forward to keep the cherished park experience alive.

Council Member McMorris returned to the dais.

Unanimous City Council consensus was achieved to agendaize a discussion regarding street vending.

Jeremy Bocchino, City Clerk, noted that the item had been

agendized for discussion at a future meeting so any other speakers who had signed up to speak in support had the opportunity to indicate that they no longer needed their time to speak.

Phillip Forrester expressed support for Windsor Hills Pizza; was pleased that the item would be considered at a future meeting; recounted his experiences meeting neighbors week after week and seeing the community grow; and he noted the unique experience in Los Angeles.

Katie Gibbs expressed support for Windsor Hills Pizza; was pleased that the item would be considered at a future meeting; discussed magic brought to the park every Wednesday by Windsor Hills Pizza; getting people outside; core memories being formed for the kids; felt it would be sad not to have the weekly experience; and she hoped that a solution could be found.

Jeremy Bocchino, City Clerk, indicated excitement at the new people addressing the City Council and encouraged those interested to visit the Culver City website at culvercity.org to join the email list for the City Council meetings.

John Schneider was called to speak but was not present in person or online.

Vice Mayor Fish exited the dais.

Todd Terrazas, AI On the Lot, provided background on the company; discussed last year's event; plans to expand this year; new AI studios in Culver City; realization of economic development promise; building on momentum; creating additional pathways; he requested an agenda item to consider an off-cycle Culver City sponsorship for marketing and civic benefits that come with sponsorship; the long-term economic initiative to scale up the workforce; and the intent to grow the event year over year.

Council Member O'Brien received City Council consensus from Mayor Puza and Council Member McMorris to agendize consideration of an off-cycle grant for AI on the Lot to be held May 27-28, 2026.

Mike Gioia, AI On the Lot, discussed events in previous years; their desire to hold an annual event in Culver City; number of out-of-town attendees last year; economic impact to Culver City; the intent to bring companies and tourism to Culver City; and

he was looking forward to talking with Culver City more.

Leemon McHenry provided background on himself; expressed support for improvements made to Culver City; felt that the Better Overland Project was not a positive improvement; discussed his use of current bike lanes that he felt were safe; and he did not feel that taxpayer monies should be spent on something that was working well.

Vice Mayor Fish returned to the dais.

Dulce Arnold reported living at the same address for the past 44 years; indicated that she needed the curb and Overland Boulevard to stay exactly as it is; and she discussed declining health.

Rebecca Holliday acknowledged that the item had been agendaized but wanted to add her support for Pizza in the Park noting that Wednesdays in Carlson Park were not like other days there due to Windsor Hills Pizza bringing the community together and creating one of the most magical parts of Culver City.

Bjorn Johnson echoed previous comments about Pizza in the Park and he thanked the City Council for agendaizing the item and Windsor Hills for creating the community.

Frida Dilonell expressed serious legal, safety and accessibility concerns regarding the Better Overland Project; discussed opposition to the project by a large portion of the community in 2024; concerns with placement of crosswalk and pedestrian signals outside of residential bedroom windows at Windsor Fountains; affects to resident health due to sleep disruptions related to noise and light disturbance; ADA (Americans with Disabilities Act) and California nuisance law; the need to identify mitigations for foreseeable impacts to sensitive receptors necessary under the California Environmental Quality Act (CEQA); aggravation of documented medical conditions; serious accessibility and safety concerns with the removal of curb access along Windsor Fountains; lack of alley access; and she provided a written statement for City Council review.

Nicholas Cain was called to speak but was not present in person or online.

Tamar Fuhrer requested that the City Council direct staff to follow best practices around public participation even when outreach efforts are not governed by a regulated entity;

discussed grant funding that can be used toward outreach for the Sepulveda Connects project; disappointment that upcoming workshops are all in person on weeknights from 6:00 p.m. - 8:00 p.m.; difficulty for those working or with young children to attend; lack of representation of a cross-section of the community; opposition received from staff to her request that a virtual workshop be offered; concern with the staff proposal for potential outreach during summer events when the project will already be in final design and pre-construction; she expressed support for increased engagement; and she asked that the City Council hold project teams accountable to setting up truly inclusive community engagement.

Council Member McMorris received unanimous City Council consensus to agendaize a conversation about offering childcare for community outreach events and she acknowledged the need for a signup process and coordination with parks.

William Johnston was called to speak but was not present in person or online.

Rosalind LaBriola discussed plans to reduce the flow of automobile traffic on Overland and Sepulveda by eliminating parking and creating designated bus/bike lanes; failure of similar changes on Washington Boulevard; concern with making congestion worse by reducing lanes; and she asked that traffic lanes and parking not be removed on the Overland and Sepulveda corridors.

Bob Mohme provide background on himself; indicated that most of his travel is by bicycle; discussed bike lanes throughout Culver City; he felt that the proposal was not going to be well implemented or make things safer; and he indicated that he would not ride in the new bike lane, but rather would ride out in traffic.

Melissa Sanders asked that Culver City not try to create a fiscal fund to dig Culver City out of the emergency created by giving away over \$20 million out of the General Fund; discussed making things more difficult for the good things in Culver City; Better Overland and Sepulveda; usage numbers revealed by the study of Overland; mistakes; fiscal irresponsibility; other ways to address climate change that would be useful for the entire community; concern with development that does not provide parking; pushing parking into residential areas where they want ADUs (Accessory Dwelling Units); and concern that no one will be able to park at the park.

Marci Baun indicated being a Parks, Recreation and Community Services (PRCS) Commissioner speaking on her own behalf; discussed number of miles she rides on her bicycle; noted that most people are going to ride where they want to ride and it would not be in the proposed bike lanes; discussed scary protected bike lanes; other ways to get around Culver City; data on the number of cars vs. number of bicycles travelling down Overland every day; and she felt that the project was unnecessary.

Catherine Sweetser was called to speak but was not present online or in person.

Michelle Perkins provided background on herself; discussed the senior population in the Windsor Fountains community with physical and mobility issues or who rely on curbside pickup and drop-off; concern with removal of all curbside access and people becoming shut-ins; the importance of socialization; senior independence; the need for direct communication with the Windsor Fountain community; and concern with disregarding taxpaying residents and businesses along the Overland corridor.

Tim Leong discussed the importance of community; the Windsor Hills Pizza truck; protecting public space; providing a space to meet other people; families coming together; people sharing fruit from their yard; the real-world impact of enforcement; letting a well-intentioned policy extinguish something meaningful to the community; and he thanked the City Council for their service and for agendizing the issue.

David Hayen provided background on himself; indicated that he had not found a sound reason for the changes that will have a detrimental effect on residents of Windsor Fountains; expressed opposition to the waste of taxpayer monies; he asked that the portion of the project affecting Windsor Fountains be killed; and he expressed appreciation for City Council consideration.

Marta Valdez provided background on herself; expressed support for bike safety and safer streets; discussed the Better Overland Project; the current plan to permanently remove right turn lanes and curbside parking; the working corridor that people depend on every day; reliance on street parking; seniors, people with disabilities, and caregivers who depend on access; short-term parking for small businesses on Overland for customers and deliveries; parking pushed into side streets creating new safety and access issues; traffic and safety concerns with the proposed

removal of turn lanes; and pollution from idling traffic.

Nesrien Haddad provided background on herself; indicated that residents wanted to be heard and taken seriously; discussed safety and accessibility concerns with narrowing the corridor and removing parking resulting in women having to walk significant distances often at night; increased congestion; slowing emergency response; and she indicated that careful evaluation of roadway conditions under government codes was required.

Ed Conway expressed objections to proposed changes on Overland; requested information on the entity making the grant so that he could protest with a written letter noting that the information had not been made available to the public.

Mayor Puza requested that Mr. Conway provide his contact information to staff.

El Mendoza was called to speak but was not present in person or online.

Kazia Cumbler, The Support Place, provided background on her business; expressed support for Pizza at the Park noting that it was a special place in Culver City; and she thanked the City Council for agendaizing the item.

Trevor Puetz was called to speak but was not present in person or online.

Mayor Puza exited the dais.

Scott Davis expressed support for Windsor Hills Pizza noting the benefits of meeting new people; discussed his daughter's school mates who work for Windsor Pizza; and he indicated donating time from his creative content company to help the Windsor Hills Pizza website.

Sarah Wechsler indicated living adjacent to Carlson Park, discussed the benefits of Pizza in the Park; thanked the City Council for agendaizing the item and for their work; and she was looking forward to working together to see how Culver City parks become the most safe, special, and energized places for her children to grow up in.

Sarah Hannallah provided background on herself; echoed previous comments about Windsor Hills Pizza; stated that Windsor Hills

Pizza directly supports the mission of Culver City to engage residents, expand their horizons, and enhance quality of life; discussed weekly micro-opportunities to enjoy Culver City's designated gathering spaces with no negative impact on traffic or congestion; she asserted that her children never want to miss a Wednesday in the park; noted that they had proven their reliable contributions to the community by coming to three different Culver City parks for four years every week; pointed out the opportunity to support a family-owned business; and she encouraged the City Council to visit Carlson Park on February 11 for Valentines Night.

Mayor Puza returned to the dais.

Chris Mejia thanked the City Council for agendizing consideration of Windsor Hills Pizza; discussed the community created; quality of the pizza; and he felt that Pizza in the Park was one of the things that made Culver City special.

Monica Richardson provided background on herself; discussed her route from National to the pool each week; congestion; concern with taking away the right turn lane and removing parking; narrowing Overland after the work done to widen it; and calming traffic.

Donald Leonhardt, The Distinguished Gentleman's Ride, provided background on the event; discussed their partnership with the Movember Foundation; money raised; he asked that the City Council agendize consideration of allowing use of public space for the start and end location on May 17; discussed highlighting Culver City; and participation by the Culver City Fire Department (CCFD) and the Culver City Police Department (CCPD).

Council Member O'Brien received unanimous City Council consensus to agendize consideration of allowing use of the parking lot at Vets Park for the start and end location of the Distinguished Gentleman's Ride on May 17 and clarified that no street closures were required.

Tanya Berenson provided background on herself noting that she was a three-time former Olympian; asked that the relationship between Culver City Council Members and Apple be agendized; discussed litigation over the past five years; private collaboration between Culver City and Apple to expand their presence in Culver City by shutting down a USA Olympic training center and defeating her the right of first refusal to buy the building; noted that the gym was now an expansion of the Apple

campus; she announced that she would be taking legal action against Culver City; discussed harm to herself and thousands of youth who had participated in the gymnastics center; and she referenced the previous court hearing.

El Mendoza discussed decisions that adversely affect small businesses in Culver City; rental property owners; continued mandates that are not consistent with federal and local standards; the standard definition for small residential; exempting tenants from cost-of-living expenses; increased insurance costs; the prohibition on charging fees toward rising insurance costs; and increased costs for labor and materials.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE RECEIVED BY 3:00 P.M. ON FEBRUARY 9, 2026.

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Order of the Agenda

Item A-1 was heard prior to Item PH-1.

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Consent Calendar

Mayor Puza invited public comment.

Tanya Berenson was called to speak but indicated wanting to speak on a different item.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for January 17, 2026 to January 30, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 17, 2026 TO JANUARY 30, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on January 26, 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 JANUARY 26, 2026.

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Item C-3

CC - Approval of Specifications and Authorization to Publish a Notice Inviting Bids for the ADA Sidewalk Repair Project, PS-011 (CDBG Project No. 602758-25)

THAT THE CITY COUNCIL:

1. APPROVE THE SPECIFICATIONS FOR THE ADA SIDEWALK REPAIR PROJECT, PS-011 (CDBG PROJECT NO. 602758-25); AND,
2. AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR CONSTRUCTION OF THE ADA SIDEWALK REPAIR PROJECT, PS-011 (CDBG PROJECT NO. 602758-25).

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Item C-4

CC - (1) Rejection of Bid Submitted by Discount Door and Window as Non-Responsive; (2) Award of Construction Contract to Newbuild Construction and Restoration, Inc., as the Lowest Responsive and Responsible Bidder in the Amount of \$127,000 to Replace the Windows at the Fire Training Facility; and (3) Authorization to the Public Works Director/City Engineer to Approve Change Orders in an Amount Not-to-Exceed \$30,000

THAT THE CITY COUNCIL:

1. REJECT DISCOUNT DOOR AND WINDOW'S BID AS NON-RESPONSIVE; AND,
2. AWARD A CONSTRUCTION CONTRACT TO NEWBUILD CONSTRUCTION AND RESTORATION, INC. IN THE AMOUNT OF \$127,000 FOR THE FIRE

TRAINING FACILITY WINDOW REPLACEMENT PROJECT AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER; AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS IN AN AMOUNT NOT TO EXCEED \$30,000; AND,

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

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

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Item C-5

CC - Adoption of an Ordinance Amending 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

THAT THE CITY COUNCIL: ADOPT THE ORDINANCE APPROVING AMENDMENTS TO CULVER CITY MUNICIPAL CODE SECTIONS 15.06.300-330 AND 15.10.750-790, THEREBY ADOPTING NEW PARK LAND IN-LIEU AND PARK LAND IMPACT FEES.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-5.

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The following item was considered out of order.

Action Items

Item A-1

(1) Discussion of a Third Request from "Vote 16 Culver City" to Lower the Voting Age to 16 for Culver City Municipal Elections; and (2) Direction to the Culver City's Elections Official/City Clerk as Deemed Appropriate

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

Discussion ensued between staff and Council Members regarding costs to place the measure on the ballot; unanswered questions;

identification of underage participants to validate their voting; the process; and a suggestion to create a subcommittee to answer questions to make an educated decision.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Ruby Brandenburg, Culver City High School (CCHS) Vote 16, provided background on the Vote 16 initiative; requested support for placing the Vote 16 measure on the ballot for the November 2026 election; discussed the loss by 16 votes out of 16,000 in 2022 earning more votes than any City Council candidate that year; providing a clear voice from the actual group being affected; School District elections; gun control and global warming; and she asked that an accurate reflection of the Culver City community be allowed.

Alice Blakely, CCHS, discussed historical efforts to increase voting accessibility; the change to the national voting age to vote in 1971; making a city-wide rather than national change; the importance of voting and voting rights; and readiness to take on the historic civic duty.

Emerson Jurentkuff thanked the City Council for taking the time to listen; noted that the voices of young people are often ignored; discussed the bi-partisan effort of Vote 16 to amplify the voices of all young people no matter their political affiliation; the fact that political affiliation should not be a factor in whether people are deserving of suffrage; issue-driven voting rather than party-line voting; the goal to increase civic engagement for all young people in the community; and he asserted that they were old enough to be impacted by local legislation and decisions the government makes and deserved a voice in the process.

Cecilia Loo-Miller, CCHS, discussed the importance of allowing more people to have a voice and to be represented; teens who would be able to vote for the benefit of their non-citizen families; dedication of immigrants toward improving the community and the country; proving to those who gave up so much to move to this country that their decision was not in vain; taking immigrants into account who are valuable members of the community and affected by laws passed; and she expressed appreciation for their consideration of giving more people a voice.

Adina Austin discussed concerns that teenagers do not know enough about politics to make informed decisions; agreement that sufficient civic education is imperative to make the democratic system run smoothly; lack of education requirements for citizens 18 and older to vote; the California requirement to take a US government class in order to graduate vs. other states without such a requirement; adults voting in elections who have never taken a US government or civics class; and she felt that 16 and 17 year olds should be allowed to participate in local elections.

Ethan Vonderhaar, CCHS, discussed requirements for California students to take a US government course in order to graduate high school; factors that increase political efficacy; creating a new generation of informed voters; the long-term goal of increasing political participation; developing voting as a habit; transparent and responsible representation; and allowing high school students to have representation on policy that includes them.

Charlotte Sasson, CCHS, noted that the voice of their generation mattered and deserved to be heard; discussed studies indicating that 16 and 17 year olds score equal to or above 18-23 year olds in civic knowledge; foundations of engagement provided at school; tools that provide a desire to stay engaged in politics; inspiration to explore interests further; and readiness to take on the future.

Serena Klipfel, CCHS, discussed reasons to lower the voting age in Culver City; misconceptions that 16 and 17 year olds would vote the same as their parents; the fact that those who will vote are more politically motivated and will have done their research; and she cited a study from the 2014 Scottish Independence referendum indicating that over 40% of young people had different voting intentions than their parents.

Cordelia Mullin, CCHS, reported that on October 30, 2013, a 16 year old became the first person under 18 years old to cast a vote in a United States election for a local election in Maryland; discussed increasing low voter turnout in the 18-24 voter group; more concern about politics in the current unstable and scary political climate; engagement in local decisions that directly affect teens; and allowing teens to grow into involved members of society by sharing their voices in municipal and school board elections.

Mia Moroz, Vote 16 CCHS, discussed persistent belief that teens deserve to engage in political systems through suffrage; teens who possess the attributes of mindful and informed voters; allowing teen voices at the forefront of discussions that directly affect them; dissatisfaction with the state of public school systems and municipal government due to lack of representation; and she asked for representation to make systems work for those living under them.

Eric Rudin discussed a group of adults taking advantage of engaged children who want their voices to be heard and to make a difference; concern that politicians and their allies would prey on 16 and 17 year olds; physical and emotional affects to 16 and 17 year olds; the social media trial going on in downtown Los Angeles; victims of Epstein; providing the cloak of legitimacy to politicians and their allies; and he asserted that making the change was a slippery slope.

Melissa Sanders asked the City Council to stop the fiscal irresponsibility; discussed costs; money that could be used for other things; she asserted that the Mayor and Vice Mayor needed to recuse themselves if a vote is taken due to their illegal campaigning on the CCHS campus; adults that have illegally supported the children through the process; lack of a sufficient number of signatures; the need to follow the correct political process; and she noted that when the county makes the decision to lower the age to vote, she would support it.

Marci Baun stated that the original reason for lowering the voting age to 18 was to allow the vote to those being drafted to go to war; she questioned whether they wanted that for 16-17 year olds; discussed women getting the right to vote; the importance of understanding history; the YMCA Youth in Government vote against Vote 16; she asserted that they should be allowed to be kids and not be taken advantage of by adults; discussed going away to college; and increased maturity with having to take care of yourself.

Michelle Weiner discussed being part of groups who received impressive presentations from young people; pride in the way the young people present themselves and communicate; her support for placing the ballot measure on the November ballot; the current assault on the elections process; she noted that 16 and 17 year olds have jobs and pay taxes and should be allowed representation; and she expressed support for allowing people who want to engage in the process to participate.

Discussion ensued between staff and Council Members regarding the initiative passed down through the school district; the challenge of going through the petition process; clarification that the students speaking in support of the initiative would not be the beneficiaries; support for concerns expressed regarding adults campaigning and lobbying children; the focus on spending the public's money; the upcoming parcel tax to benefit CCUSD; the Youth in Government debate and vote on the topic; communication with student leaders; the feeling that the issue is not cut and dried; the noble cause; the feeling that some youth can judge issues better than some adults; and concern with ballots being sent to homes where parents would just take them.

Council Member O'Brien exited the dais.

Additional discussion ensued between staff and Council Members regarding appreciation to the speakers for their passion and motivation; concern with the many unknowns in the process; determining the inner workings of what the process would cost; a suggestion to have CCUSD foot the bill; and financial stability.

Further discussion ensued between staff and Council Members regarding appreciation for the well-prepared and poised student speakers; acknowledgement of what it feels like to have people make assumptions about what one might know or be ready for; the quote by Shirley Chisolm: "If they don't give you a seat at the table, bring a folding chair."; the original effort toward Vote 16; discussions with young people about current issues that impact future choices; support for putting the issue on the ballot; the loss by 16 votes; the fact that more people voted on the Vote 16 issue than voted for any one candidate for City Council; support for the idea; encouragement to keep working hard as issues affect the young people more than any other group and they deserve a say; and appreciation for the work done.

Discussion ensued between staff and Council Members regarding appreciation for the students who spoke and took part in the process; acknowledgement of those leaders who came before; appreciation for the tenacity through several generations of students; inspiring student leaders; current decisions being made that impact youth; housing costs; climate change; allowing a seat at the table for the decision-making process; clear research indicating that 16 and 17 year olds are just as capable of cold cognition and decision-making required for voting as adults are; other cities and countries that allow the youth

vote; potential inclusion in Los Angeles City Charter reform; direct threats to democracy; 33% of Americans who do not vote at all; appreciation to staff and all involved for their efforts in the process; the decline in democratic participation and increased voter suppression; data indicating that policies like Vote 16 increase lifelong participation and strengthen democratic institutions; and the importance of continued engagement and investment in young leadership.

Council Member O'Brien returned to the dais.

Discussion ensued between staff and Council Members regarding communication with CCHS regarding willingness to cover costs; conversations with the school board in 2022; clarification that Culver City pays for the election; benefits to the school board; the ability of the school board or Culver City to indicate they are ready; clarification that, if the item passes, each agency is responsible for the allowance of it based on conditions met; and the action to indicate that 16 and 17 year olds may vote but the condition for each agency must be met.

Jeremy Bocchino, City Clerk, indicated that forty-one 16- and 17-year-olds had preregistered to vote when they turn 18; she encouraged sharing information with any interested 16- and 17-year-olds; and, responding to inquiry, she noted that those wanting to register had to go through the county or the state whether registering or pre-registering.

MOVED BY MAYOR PUZA AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL: APPROVE THE REQUEST TO PLACE A MEASURE ON THE BALLOT FOR THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Jeremy Bocchino, City Clerk, indicated that staff would return to finalize information closer to election season.

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Public Hearing Items

Item PH-1

Introduction of an Ordinance Approving City-Initiated Zoning

Code Amendment (P2025-0229-ZCA) Amending Title 17: Zoning Code of the Culver City Municipal Code (CCMC) to Implement Programs of the 2021-2029 Housing Element and Exemption from CEQA

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

Lauren Wrenn, Associate Planner, provided a summary of the material of record.

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

Mayor Puza invited public comment.

Tanya Berenson was called to speak but was not present in person or online.

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING CITY-INITIATED ZONING CODE AMENDMENT P2025-0229-ZCA AMENDING VARIOUS SECTIONS OF TITLE 17: ZONING CODE OF THE CCMC TO IMPLEMENT PROGRAMS OF THE 2021-2029 HOUSING ELEMENT AND CONFORM TO STATE LAW, AND ADOPTING AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061 (B) (3).

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Item PH-2

Consideration of a City-Initiated Zoning Code Amendment (P2025-0240-ZCA) to: Adopt an exemption pursuant to CEQA Section 15183 and Public Resources Code Section 21080.17; Amend the Culver City Municipal Code (CCMC) Chapter 15.10, Subdivisions to Permit the Addition of Accessory Dwelling Units in Qualified Lot Subdivisions; Amend CCMC Section 17.400.095, Residential Uses - Accessory Dwelling Units to Remove Owner-Occupancy Requirements for Junior Accessory Dwelling Units; and Adopt CCMC Section

17.400.096 to Permit the Separate Sale and Conveyance of Accessory Dwelling Units as Condominium

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 AND POSTING OF THE PUBLIC HEARING NOTICES.

Gabriel Barreras, Senior Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding appreciation to staff for their work; AB (Assembly Bill) 1033; the work of the Homelessness Subcommittee; unlocking homeownership for first-time buyers; outreach and education to let the community know about the ability to lot split with SB (Senate Bill) 1123; and appreciation that Culver City may be the fifth city in the state that allows the buying and selling of ADUs.

MOVED BY COUNCIL MEMBER O'BRIEN, 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:

Celeste Goyer, Casita Coalition, provided background on the organization; encouraged the City Council to adopt the ordinance; discussed the cost of starter homes; the critical situation; creating a pipeline of attainable starter homes; providing options for older homeowners to age in place and downsize; making neighborhoods more inclusive; clarification that no changes are being made to what can be built, only how it can be owned; the actions of other cities in the country; allowing opportunities for Californians; economic vitality; ADU condos as a beginning; adding to the property tax base; and adding variety of homes to meet resident needs.

Shane Henson, Advisory Committee on Housing and Homelessness (ACOH) Member, indicated speaking in his personal capacity; expressed support for the proposed amendments; discussed the affordability crisis; advancing affordability in Culver City; allowing the condo-ization and separate sale of ADUs; and he asked the City Council to explore the additional reforms

proposed by Abundant Housing by allowing up to 4 detached ADUs per parcel and reducing ADU permit fees.

Jacob Pierce, Abundant Housing LA, thanked Culver City for their leadership; discussed positive outcomes for the Culver City economy; affordability; allowing people to stay in the community; he expressed support for allowing JADUs to be not owner-occupied, for AB 1033 homeownership, and for SB 1123; and he echoed comments made by Shane Henson regarding consideration of increasing ADUs to 4 detached, allowing three story ADUs, and exploring ways to expand the feasibility of ADUs and SB 1123 projects in Culver City.

Marci Baun discussed incursion into single family home zoning; questioned whether the family that sells the ADU as a condo could be sued if there are any defects in the ADU; she stated that developers were not building condos due to insurance costs; expressed concern with creating a problem for small single-family homeowners who sell the condo; discussed parking concerns; the need to fix the laws that make it hard for developers to build large condo developments; and she hoped the City Council would vote against the item.

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

Discussion ensued between staff and Council Members regarding the ten-year look-back on condo construction; condo maps; the Davis-Sterling Act; establishing HOA (Homeowner Association) rules that apply to the property; responsibility for maintenance issues and open space; creation of a new industry for lawyers to work on small-level HOAs; creation of rules and regulations; defining maintenance and responsibilities; warranties; excitement to provide additional housing options; the Los Angeles Times ranking of Culver City as the 6th most prolific ADU producing city in California in 2024; gratitude to the Planning Department; consideration of ways to accelerate the progress made; providing gentle density; enhanced property values; and having the subcommittee revisit suggestions presented including the ability to make four detached ADUs, the three story height increase to incentivize housing production, and examination of reducing permit fees.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE TO ADOPT EXEMPTIONS PURSUANT TO THE CALIFORNIA

