

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

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

January 26, 2026  
7:00 p.m.

**Call to Order & Roll Call**

The regular meeting of the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board was called to order at 5:30 p.m. in Mike Balkman Council Chambers at Culver City Hall.

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

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**Closed Session**

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received for Closed Session Items.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN 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 5:31 p.m. the City Council, Culver City Housing Authority Board, Culver City Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Legal Counsel - Existing Litigation  
Re: WCAB Case No. ADJ17115159  
Pursuant to Government Code Section 54956.9(d)(1)

**CS-2** CC - Conference with Labor Negotiators  
City Designated Representatives: Odis Jones, City Manager; Dana Anderson, Human Resources Director, Lisa Soghor, Chief Financial Officer  
Employee Organizations: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Police Management Group; Culver City Firefighters Association; Culver City Fire Management Group  
Pursuant to Government Code Section 54957.6

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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.

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**Recognition Presentations**

Item R-2

**CC - Presentation of the Equity and Human Relations Awards Created by the Equity and Human Relations Advisory Committee to Recognize Community Members for their Service and Contributions to Equity and Human Relations in Culver City**

Jeremy Bocchino, City Clerk, provided background on the recognition and explained the process.

Members of the Equity and Human Relations Advisory Committee presented awards to recognize community members for their service and contributions to Equity and Human Relations in Culver City.

Samia Bano, Committee Chair, presented the Student Award to Kalia Lowitz and the Executive Director of a Non-Profit Award to Jane Borochoff, Westside Regional Center. Carlos Valverde, Committee Member, presented the Individual Award to Dr. Jo Tavares. Haifaa Moammar, Committee Member, presented the Business Owner Award to Fawaz Istwani and Nicholas Connor, Jackson Market.

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Item R-1

**CC - Presentation of a Commendation to Malik Books Celebrating 35 Years in Business as a Vital Cultural Institution**

Council Member McMorris read the commendation awarded to Malik Books, celebrating 35 years in business as a vital cultural institution. Malik Muhammad, Owner, spoke about the importance of books and continuing to provide access to books to the community, both in store and online.

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**Regular Session**

Mayor O'Brien 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 7:06 p.m. with five Council Members present.

The City Council took a brief recess to address technical difficulties and reconvened the meeting at 7:15 p.m.

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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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**Closed Session Report**

Mayor Puza 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**

Joel Falter, Bicycle and Pedestrian Advisory Committee (BPAC) Chair, spoke on behalf of the Committee in support for Items C-3 and A-2.

Council Member O'Brien thanked the Martin Luther King, Jr. Celebration and Juneteenth Celebration Advisory Committee (MLKJCJCAC) for their work on the successful MLK celebration; expressed concern with the unjust deaths in Minneapolis further eroding trust in the government; discussed people living in fear; people working hard who have been detained; and efforts to intimidate people seeking the American dream and those defending them.

Council Member McMorrin echoed congratulations to the MLKJCJCAC for their work; thanked all of those involved in the event; was looking forward to the Juneteenth Celebration; discussed events taking place in the process to update the 2018 Plan to Prevent and Combat Homelessness; a meeting planned for January 27, 2026 on Zoom with information available on the Culver City website; Community Conversations with new City Manager Odis Jones at various locations throughout Culver City; she encouraged everyone to care for each other during the current difficult times; noted that nothing happening at the current time is normal; reminded everyone that hope is a discipline; and she read two quotes from Angela Davis noting her birthday.

Vice Mayor Fish discussed City Manager listening sessions; Zoom sessions to update the Plan to Prevent and Combat Homelessness; people shot by federal agents and those who died in ICE custody; the importance of taking action locally; ways to support local aid groups such as West Los Respuesta Rapida and Culver Presbyterian Church and making donations to legal funds; divesting from and boycotting companies that work with ICE; he acknowledged the 100 protesters including many Culver City community members at a Home Depot in Ladera Heights over their complicity with ICE as well as community members protesting abuses of the federal government week after week; he noted that people keep each other safe; and asked that when the meeting is adjourned, that it be adjourned in memory of Wendy Rae Fisch, mother for former Culver City Council Member Alex Fisch.

Mayor Puza thanked all those who worked on the recent Martin Luther King, Jr. celebration and the Annual Homeless Count; discussed allocation of resources and funding for services; partnership with LA Voice, the Culver City Presbyterian Church and West Los Angeles Rapid Response force for a teach-in on immigration issues and impacts of ICE in the community; tangible ways to support community members; and noted that another teach-in on housing and homelessness would be held next month.

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### **Presentations to City Council**

Item P-1

#### **CC - Presentation by Throne Regarding Bathrooms for Public Spaces**

Ben Simons, Throne Labs, provided a presentation regarding bathrooms for public spaces; discussed their mission; public anxiety around restroom availability; people who have left their jobs due to lack of a good restroom option; deployment across the country; partnerships in the Los Angeles area; creation of a solution that works for everyone; successful deployments; expectations for cleanliness and service; the all-inclusive service plan; the self-contained system that does not require infrastructure; timeline for delivery and activation; use of technology to communicate directly with Throne; text message communication; average cleanliness ratings; the Throne in Culver City since April 2025 through the partnership with LA Metro; public feedback; data; measuring rate of return; misuse in certain locations; overstays; loitering prevention; repeat

offenses; restricted access; ensuring that Thrones stay available and in good condition; and ADA (Americans with Disabilities Act) compliance.

Discussion ensued between Ben Simons, staff, and Council Members regarding specific service plans for each area; people who clean the Thrones every 14 uses; drawbacks with self-cleaning; deployments near mass transit; responsibility of the cleaner to keep the unit clean; the inability to do short-term rentals; support for incorporation into public spaces; addressing graffiti; data that determines frequency of cleaning needed; clarification that there is no charge to use Thrones and no charge to deploy a Throne; the Fox Hills Transit Center; potential locations; outdated restrooms in Culver City parks; the monthly flat fee charged based on service tiers assigned to each Throne; the ability to wrap or customize Thrones; and unanimous consensus was achieved to consider development of a sole source pilot agreement with Throne.

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Item P-2

**CC - Presentation by Afro Village Consortium of an LA2028 Olympic Collaboration Opportunity**

Rahsaan Bahati, Bahati Foundation, provided background on the organization; discussed Team Afro Village; the temporary activation designed for LA28; and putting Culver City on a global scale.

Counsel Mon Umbai discussed her career in diplomacy; meaningful global connections; the chance to extend Teranga in the 2028 Olympics; living diversity every day; the crossroad of cultures; building lasting bridges of culture, business, and friendship; engagement in meaningful dialog with international guests; building relationships; and creating a sustainable and community-focused plan to bring the vision to life.

Rashid Bahati discussed launch of a global environment with the Afro Village Consortium in Culver City during the Olympic games; creation of a Bahati House Sports Lab; Rahsaan's background as a champion cyclist; and the intent to merge Africa and sports diplomacy in Culver City during the Olympics.

James Heinz discussed Hospitality Houses; the proven precedent; comparable activations; benefits; having one banner host

multiple countries in Africa; providing support for athlete families; and the Culver City opportunity.

Rashid Bahati discussed the African Cultural Pavilion; showcasing African nations culture, cuisine, and innovation; programming; curated events; the African diaspora; the Bahati House; funding model; governance and accountability; economic impact for Culver City; the fast growing youth population in Africa; number of countries and athletes participating in LA28; creative industries and tourism; free daytime programming; areas critical to programming; Media Park; Ivy Station; security and operations; being community-friendly; the ask from Culver City; feasibility discussions; timing; coordination; benefits of the proposal; and he noted that they would not require a financial commitment as they would be raising money for the activities.

Discussion ensued between staff and Council Members regarding appreciation for the thorough presentation and for their choice of Culver City; excitement that multiple countries would have the opportunity for partnership; appreciation that they are not asking Culver City to front any money; eagerness for a partnership moving forward; and support for the use of Media Park.

Counsel Mon Umbai spoke on behalf of the Africa Consulate Quora thanking Culver City for the diversity and she was looking forward to working together.

Council Member O'Brien received unanimous City Council consensus to direct staff to move forward on working with the Afro Village Consortium.

Council Member O'Brien exited the dais.

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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 discussed procedures for providing public comment.

Council Member O'Brien returned to the dais.

The following members of the public addressed the City Council:

Jonathan Faria with one minute ceded by Larry Rizzo indicated wanting to speak on item C-15.

Bill Bahen was called to speak but was not present in person or online.

Monica Richardson offered condolences to the family of Alex Pretti; asserted that many people did not want to live in a Sanctuary City; discussed concerns that policies limit cooperation between local law enforcement and federal authorities; removing violent criminal offenders who enter the country illegally; she noted that not everyone voted the same way; pointed out that Culver City and Los Angeles were not one party cities; discussed support for a closed border; crime committed by people in the country illegally; different reactions to different tragedies; she asserted that public safety should not depend on politics; stated that people had the right to peacefully assemble, but not to defiantly resist, incite violence, or obstruct law enforcement; discussed Council Member responsibility to represent all Culver City residents; she did not want to see anybody killed at any event involving law enforcement; and she expressed support for Los Angeles Police Department (LAPD) and their defense of Culver City during the riots.

Council Member McMorris exited the dais.

Jeff Schwartz proposed that since Council Member O'Brien had been appointed CEO (Chief Executive Officer) of the Culver City Chamber of Commerce, that he resign and be removed as a Council Member; discussed corruption; Chamber of Commerce tax filings; money paid to advance an agenda; inability to participate in most votes to avoid the appearance of conflict; a precedent set by a recent FPPC (Fair Political Practices Committee) ruling; the need to leave ad hoc subcommittees; clear conflicts; inability to do a fair share of Council Member work or to vote on the budget; and he noted that Council Member O'Brien would not be allowed to run for reelection.

Melissa Sanders congratulated Council Member O'Brien on his new appointment; assumed that Council Member O'Brien would recuse himself from voting on issues that are a direct conflict; she proposed Vice Mayor Fish resign due to his connections with transportation; discussed concerns with consultants hired who conduct public outreach to take input when everything has already been decided upon; plans for three parallel bike lanes;

and she questioned where people were going to park.

Council Member McMorris returned to the dais.

Marci Baun indicated being a Parks, Recreation, and Community Services (PRCS) Commissioner speaking on her own behalf; discussed lack of studies on the effects of the projects that are trying to be pushed through on the surrounding neighborhoods; tree-lined neighborhoods; the need to study impacts; and the need to represent residents rather than an outside agenda that has nothing to do with the people that live in Culver City.

Jim Shanman, Safe Routes to School Coordinator, announced two events focused on e-bike safety: the online safety workshop on January 27 and the in person workshop on January 31 at the Gloria Kaufman Community Center that includes a bike skills workshop and community ride with refreshments and onsite bicycle registration; he indicated that additional information was available online; and stated that there would be more workshops coming soon.

Guido Von List was called to speak but was not present online or in person.

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**Receipt and Filing of Correspondence**

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

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**Order of the Agenda**

Consent Calendar Items C-3, C-7 and C-15 were considered separately.

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**Consent Calendar**

Council Member O'Brien indicated that he would need to recuse himself for Item C-7 that involved the Chamber of Commerce, and he received clarification that he would not have to leave the

dais unless there was a discussion about the item.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

David Metzler spoke on Item C-3 asking about consistency and he questioned why plastic bollards were proposed rather than cement such as is being used in other areas of the project.

Jonathan Faria with one minute ceded by Anthony Rizzo spoke on Item C-15; discussed Alternative B for the MOVE Sepulveda proposal; a grant accepted in October for the same planning, design and outreach work in addition to actual construction of the project before the public or the City Council had been able to consider a design; he noted that by accepting the grant, the City would be committing matching funds before the public and the City Council have seen the design; he asked that the City Council postpone voting on the item until the public and the City Council have a chance to review the grant since the deadline is not until September; discussed agreed upon guiding principles for the project; design considerations that need to be addressed; and serious concerns identified at the public outreach meeting.

Jeff Schwartz provided background on Item C-3; discussed pilot findings; benefits of MOVE Culver City; receipt of the Caltrans award for Excellence in Transportation; the vote to remove the bicycle and pedestrian elements from MOVE Culver City; Council Member O'Brien's election platform to dismantle MOVE Culver City while being backed by developer Michael Hackman; revocation of a grant by Metro to support pedestrian safety features of MOVE; discontinuation of data collection; and clarification on the credibility of those speaking.

Melissa Sanders spoke on Items C-3 and C-15; asserted that everything the previous speaker had said was a lie; felt the DBA (Downtown Business Association) would disagree that business was great during MOVE Culver City; discussed lawsuits about MOVE Culver City; questioned why Culver City would move forward with any bike-focused projects that remove parking, create ADA problems, and push parking further into the neighborhoods; expressed concern about removing parking near Veterans Park; discussed Fiesta La Ballona; the focus on getting a grant; concern with wasting time and energy; she asserted that MOVE Culver City is still a nightmare; and she asked that the same thing not be done to Overland or any other street.

Marci Baun indicated speaking previously about Item C-3; stated that she was a PRCS Commissioner speaking on her own behalf; noted that the PRCS Commission had unanimously voted to support Item C-5 for the Fitness Court Studio grant; discussed the need to update Tellefson Park; and she asked the City Council to support the item.

Katie Young Sciortino spoke on Item C-3, on behalf of herself and other concerned mothers from the area near the intersection of Overland/Sawtelle and Overland/Kelmore next to El Rincon Elementary School; felt that Culver City had not done enough to improve safety for pedestrians; discussed near misses for pedestrians; a hit and run accident she was involved in; a child who was hit with a crossing guard present; concern that a child may get injured or killed; the large number of elementary school children crossing; and she wanted to see better safety measures put in place.

Scott Stevens spoke on Item C-13 advocating for the off-cycle grant to Hero Faire on April 18 at Veterans Park; provided background on the Hero Workshop; discussed the proposed event; and large increases to Police and Fire fees over last year that required them to ask for more money than the previous year.

Diego Celaya spoke on Item C-3; noted that bike lanes and transit were part of the future; discussed loss of parking; the importance of improving safety for bike riders and pedestrians; and he expressed support for Alternative B of the Better Overland plan.

Travis Morgan, with a presentation, spoke on Item C-3; discussed changes to plans that had been approved by the BPAC; questioned why the concrete barrier had been changed to flex posts that are not as safe or as aesthetically pleasing; discussed increased bike lanes in Boston that resulted in decreased traffic; he noted that only 10% of cars need to be taken off the road to decrease peak congestion by 50%; discussed road capacity; the connected network of bike lanes in Boston that reduced traffic congestion; and he noted that if Culver City created a network they could possibly enjoy the same benefits as Boston.

Michael Monaghan discussed the bike lane on Overland; the obstacle of disjointed bike lanes; appreciation for any bike lanes going in; and he expressed support for Alternative B.

Item C-1

**CC:HA:SA - Approval of Cash Disbursements for January 3, 2026 to January 16, 2026**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 3, 2026, TO JANUARY 16, 2026.

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Item C-2

**CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on January 12, 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 12, 2026.

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Item C-3

**CC - Approval of Final Plans and Specifications and Authorization to Publish Notice Inviting Bids for Phase 1 of the Better Overland Project, CIP No. PS029**

Andrew Maximous, Mobility and Traffic Engineering Manager, introduced the item noting that the project included the section of Overland north of Culver Boulevard, the traffic signal at the library, and the section between Culver and the Creek.

Thomas Check, Senior Traffic Engineer, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding budget constraints that prevent the build out of full Dutch intersections; painted curb extensions; clarification that the project includes the northern corners of Culver and Overland; adjustments to the northwest corner of Overland and Washington to accommodate the southbound bike lane; streetlight funding; support for bike lanes as long as they reduce negative impacts on businesses and on the disabled; bringing people along; aesthetics; prioritizing grant-seeking so that plastic and paint do not litter Overland forever; concern with acceptance of plastic blight; and the need for a plan to make the systems

permanent with concrete rather than using plastic bollards that get dirty and bent.

Additional discussion ensued between staff and Council Members regarding the actions of other area cities to fortify and strengthen bike lanes by replacing their plastic bollards; appreciation for the work of staff; costs for a full build-out of Phase One; the concrete protected bike lane on Robertson; feedback from community stakeholders requesting the use of removable materials to keep systems flexible for filming; FilmLA; temporary removal to accommodate the filming process; lanes vs. intersections; compromises to street safety; traffic violence as the number one cause of death for kids and source of greenhouse emissions in the county; single-occupancy vehicles; ensuring that lanes are comfortable; the Mobility Fund; commitments through progress; design changes; money given to schools that came out of the Mobility Fund; impacts to children going to school; money previously obligated from the Mobility Fund; remaining funds; the CIP (Capital Improvement Project); City Council prerogative; impact fees collected; incoming funds to be distributed to projects; project timeline; and stakeholder concerns.

Vice Mayor Fish moved to direct staff to use concrete protection on the linear segments and take that funding out of the Mobility Fund.

Additional discussion ensued between staff and Council Members regarding strategies in the Mobility Subcommittee to replace funding; SB (Senate Bill) 720; the ability to give direction but not to allocate funds unless a budget amendment is agendized for discussion; providing staff direction when the contract returns; concern that the BPAC saw different plans than those currently being considered by the City Council; additional outreach that resulted in changes to the plans resulting in a lower cost; the budget amendment needed to get back to what the original plans cost; the ATP (Active Transportation Program) Cycle 7 grant resulting in a phased project; plans being considered as consistent with what has been proposed for Phase One all along; a child who was hit recently; the need to move toward the best standard of safety for residents; fiscal concerns; concerns voiced by Sony; other temporary delineators in use in other cities that are more attractive; preserving the ability to remove what is in front of Sony when they need that; production trucks; providing a timeless evergreen space for a period piece; and specific direction to staff.

Further discussion ensued between staff and Council Members regarding the need for City Council consensus; commitment to the concrete linear bike lanes as described by staff and, if necessary, pulling from the Mobility Fund; other materials that could be used with exploration of a temporary solution; the consultant hired to investigate different quick-build treatment options to separate bus/bike lanes; the option proposed as being the lowest impact while balancing costs; more attractive options that can cost as much or more than concrete and are not traffic rated; extensive exploration of the subject in 2023; further exploration; revision of a quote; use of the Mobility Fund; funding allocation; and the need for a 4/5 City Council vote in order to appropriate funds.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE FINAL PLANS AND SPECIFICATIONS AND AUTHORIZE THE PUBLICATION OF A NOTICE INVITING BIDS FOR BETTER OVERLAND PHASE 1, CIP NO. PS029 WITH DIRECTION TO STAFF TO COMMIT TO CONCRETE LINEAR BIKE LANES AND IF NECESSARY, PULLING FROM THE MOBILITY FUND AND EXPLORING TEMPORARY QUICK-BUILD TREATMENT OPTIONS.

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Item C-4

**CC - (1) Approval of a Three-Year General Services Agreement with McLaughlin Waste Equipment for Metal Container Repair Services for the City's Refuse Container Inventory in an Annual Amount Not-to-Exceed \$100,000; (2) Authorization to the City Manager to Approve Two Additional One-Year Terms in an Additional Amount Not-to-Exceed \$100,000 Annually; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment Appropriating \$100,000 from the Refuse Fund to Account No. 20260400.732120**

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR GENERAL SERVICES AGREEMENT WITH MCLAUGHLIN WASTE EQUIPMENT FOR METAL CONTAINER REPAIR SERVICES, IN AN ANNUAL AMOUNT NOT-TO-EXCEED \$100,000; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE TWO ADDITIONAL ONE-YEAR TERMS, IN AN ADDITIONAL AMOUNT NOT-TO-EXCEED \$100,000 ANNUALLY; AND,

3. APPROVE A RELATED BUDGET AMENDMENT APPROPRIATING \$100,000 FROM REFUSE FUND (FUND 202) TO ACCOUNT NO. 20260400.732120 (REQUIRES A FOUR-FIFTHS VOTE); 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 - Authorization for the City to Apply for a Grant Opportunity through the National Fitness Campaign for Up to \$30,000 to Install a Fitness Court® Studio at Tellefson Park or Culver City Park**

THAT THE CITY COUNCIL:

1. AUTHORIZE THE CITY TO APPLY FOR A GRANT OPPORTUNITY THROUGH THE NATIONAL FITNESS CAMPAIGN FOR UP TO \$30,000 TO INSTALL A FITNESS COURT® STUDIO AT TELLEFSON PARK OR CULVER CITY PARK; AND,

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

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

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Item C-6

**CC - (1) Approval of a Residential Permit Parking Request for the 11400 Block of Diller Avenue; and (2) Authorization to the Public Works Director/City Engineer to Implement the New Restrictions**

THAT THE CITY COUNCIL:

1. APPROVE A RESIDENTIAL PERMIT PARKING REQUEST FOR THE 11400 BLOCK OF DILLER AVENUE; AND,

2. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO IMPLEMENT THE NEW RESTRICTIONS.

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Item C-7

**CC - Approval of an Interim Memorandum of Understanding with the Culver City Chamber of Commerce through June 30, 2026, Regarding Cooperation in Certain Joint Events, Projects and Economic Development Related Activities**

THAT THE CITY COUNCIL:

1. APPROVE AN INTERIM MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY CHAMBER OF COMMERCE REGARDING COOPERATION IN CERTAIN JOINT EVENTS, PROJECTS AND ECONOMIC DEVELOPMENT-RELATED ACTIVITIES, ON THE SAME TERMS AND CONDITIONS OF THE PRIOR MOU THROUGH JUNE 30, 2026; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-8

**CC - (1) Ratification of Prior Purchase Orders with L.N. Curtis and Sons for Firefighter Personal Protective Equipment (PPE) and Related Firefighting Equipment; and (2) Approval of a Purchase Order with L.N. Curtis and Sons in an Annual Amount Not-to-Exceed \$100,000 for the Purchase and Replacement of Firefighter PPE and Related Firefighting Equipment for Fiscal Years 2025-2026, 2026-2027 and 2027-2028**

THAT THE CITY COUNCIL:

1. RATIFY PRIOR PURCHASE ORDERS WITH L.N. CURTIS AND SONS FOR FIREFIGHTER PERSONAL PROTECTIVE EQUIPMENT AND RELATED EQUIPMENT; AND,
2. APPROVE A PURCHASE ORDER WITH L.N. CURTIS AND SONS IN AN AMOUNT NOT TO EXCEED \$100,000 TO L.N. CURTIS AND SONS FOR THE PURCHASE AND REPLACEMENT OF FIREFIGHTER PPE AND RELATED

FIREFIGHTING EQUIPMENT FOR FISCAL YEARS 2025-2026, 2026-2027 AND 2027-2028.

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Item C-9

**CC - Approval of General Services Agreements with CR&R, Inc. and RCS Trucking, Inc. for Solid Waste, Recyclables, Organics and Demolition Waste Transport Services Utilizing Alternative Fuel Tractor-Trailers for a Term of Five Years in an Amount-Not-to-Exceed \$2,766,026 in Fiscal Year 2025-2026 when Combined with the City's Fiscal Year 2025-2026 Expenditure with Ecology Auto Parts and an Aggregate Amount-Not-To-Exceed the Adopted Budget for Refuse Disposal Services - Trucking in Subsequent Fiscal Years when Combined with Ecology Auto Parts Expenditures**

THAT THE CITY COUNCIL:

1. APPROVE FIVE-YEAR GENERAL SERVICES AGREEMENTS WITH CR&R, INC. AND RCS TRUCKING, INC. FOR SOLID WASTE, RECYCLABLES, ORGANICS AND DEMOLITION WASTE TRANSPORT SERVICES UTILIZING ALTERNATIVE FUEL TRACTOR-TRAILERS AN AMOUNT-NOT-TO-EXCEED \$2,766,026 IN FISCAL YEAR 2025-2026 WHEN COMBINED WITH THE CITY'S FISCAL YEAR 2025-2026 EXPENDITURE WITH ECOLOGY AUTO PARTS AND AN AMOUNT-NOT-TO-EXCEED THE ADOPTED BUDGET FOR REFUSE DISPOSAL SERVICES - TRUCKING IN SUBSEQUENT FISCAL YEARS WHEN COMBINED WITH ECOLOGY AUTO PARTS EXPENDITURES; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10

**CC - (1) Approval of Respective Professional Services Agreements through June 30, 2028, with Alliance Resource Consultants, Cooperative Personnel Services, Raftelis, and Tri Star Gov Solutions for Executive and Non-Executive Recruiting Services in an Aggregate Amount Not-To-Exceed \$200,000 per Fiscal Year for all Consultants Combined; and (2) Authorization to the City Manager to Approve Three Additional One-Year Terms in an**

**Additional Amount Not-To-Exceed \$200,000 per Fiscal Year for all Consultants Combined**

THAT THE CITY COUNCIL:

1. APPROVE RESPECTIVE PROFESSIONAL SERVICES AGREEMENTS THROUGH JUNE 30, 2028, WITH ALLIANCE RESOURCE CONSULTANTS, COOPERATIVE PERSONNEL SERVICES, RAFTELIS, AND TRI STAR GOV SOLUTIONS FOR RECRUITING SERVICES IN A TOTAL AMOUNT NOT-TO-EXCEED \$200,000 PER FISCAL YEAR FOR ALL CONSULTANTS COMBINED; AND,
2. AUTHORIZE THE CITY MANAGER TO APPROVE THREE ADDITIONAL ONE-YEAR TERMS FOR AN AMOUNT NOT-TO-EXCEED \$200,000 PER FISCAL YEAR FOR ALL CONSULTANTS COMBINED; AND,
3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

**CC - Approval of an Application for \$81,000 in Grant Funds from the California Office of Traffic Safety, Selective Traffic Enforcement Program (STEP) through Fiscal Year 2027**

THAT THE CITY COUNCIL:

1. APPROVE AN APPLICATION FOR GRANT FUNDS IN THE AMOUNT OF \$81,000 THROUGH FY 2027 CALIFORNIA OFFICE OF TRAFFIC SAFETY, SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP); AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-12

**CC - Approval of a Second Amendment to the Existing General Services Agreement with Marina Landscape, Inc. for City-Wide**

**Landscape Maintenance Services to Increase the Not-to-Exceed Amount by \$605,075 to an Aggregate Not-to-Exceed Amount of \$1,371,305 to Support the 2026 and 2027 Extensions for Landscape Maintenance Throughout the City**

THAT THE CITY COUNCIL:

1. APPROVE A SECOND AMENDMENT TO THE EXISTING GENERAL SERVICES AGREEMENT WITH MARINA LANDSCAPE, INC. FOR CITY-WIDE LANDSCAPE MAINTENANCE SERVICES TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$605,075 FOR AN AGGREGATE NOT-TO-EXCEED AMOUNT OF \$1,371,305 TO SUPPORT THE 2026 AND 2027 EXTENSIONS FOR LANDSCAPE MAINTENANCE THROUGHOUT THE CITY; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-13

**CC - Award of an Off-Cycle Special Event Grant to The Hero Workshop in the Amount of \$4,000 and Designate the "Hero Faire" a City-Sponsored Event**

THAT THE CITY COUNCIL: AWARD A \$4,000 OFF-CYCLE, SPECIAL EVENTS GRANT TO THE HERO WORKSHOP AND DESIGNATE "HERO FAIRE" AS A CITY-SPONSORED EVENT.

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Item C-14

**CC - Award of an Additional Off-Cycle Special Event Grant for the 2026 Culver City Skateside Fest in the Amount of \$5,000**

THAT THE CITY COUNCIL: AWARD OF AN ADDITIONAL \$5,000 OFF-CYCLE SPECIAL EVENTS GRANT FOR THE 2026 CULVER CITY SKATESIDE FEST.

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Item C-15

**CC: (1) Adoption of a Resolution Authorizing the Execution of a Master Agreement and Program Supplements for State-Funded Transit Projects; and (2) Acceptance of the Following Competitive Grant Awards: (A) \$9,530,321 from the Federal Highway Administration's Congestion Mitigation and Air Quality (CMAQ) Improvement Program for the Jefferson Enhanced Transit Service (JETS) Project; (B) \$1,674,248 from the Federal Highway Administration's Carbon Reduction Program (CRP) for the Sepulveda and Jefferson Corridor Projects; (C) \$3,247,000 from the California State Transportation Agency's (CalSTA) Transit and Intercity Rail Capital Program (TIRCP) to Support the JETS Project and Microtransit Service Delivery in Culver City; (D) \$500,000 from the Federal Highway Administration's Surface Transportation Block Grant (STBG) Program for the Culver City Transit Center Future Visioning Study; and (E) \$14,450,000 from the Federal Transit Administration's Low or No Emissions Grant Program for the Purchase of 17 Replacement Renewable Compressed Natural Gas Replacement Renewable CNG (rCNG) Buses for the Culver City Fleet; and (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of Related Budget Amendments to Record the Revenue and Appropriate the Funding for these Projects Upon Receipt of the Fully Executed Grant Agreements**

Vice Mayor Fish highlighted the excellent work of Transportation staff in securing grants to be accepted; discussed benefits of the projects funded by the grants; and the upcoming Olympics.

Discussion ensued between staff and Council Members regarding outreach; grant deadlines; micro-transit operations; the low impact to the community with moving things around on Overland; concerns about Sepulveda Boulevard; assurances about outreach; lack of onsite parking for businesses on Sepulveda; a request that additional time be taken to vet Alternative B; and a request to bifurcate the vote on Alternative B.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION AUTHORIZING THE EXECUTION OF A MASTER AGREEMENT AND PROGRAM SUPPLEMENTS FOR STATE-FUNDED TRANSIT PROJECTS; AND,
2. ACCEPT THE FIVE STATE AND FEDERAL GRANT AWARDS TOTALING \$29,401,569 AS SET FORTH IN THIS STAFF REPORT; AND,
3. APPROVE BUDGET AMENDMENTS TO RECORD THE REVENUE AND APPROPRIATE THE LOCAL MATCH FUNDING FOR THESE PROJECTS UPON

RECEIPT OF THE FULLY EXECUTED GRANT AGREEMENTS (FOUR-FIFTHS VOTE REQUIRED); 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-16

**CC - Approval of Amendment to Existing CWE Corporation Professional Services Agreement for Additional Design Services for Transfer Station Stormwater Diversion Upgrades Project Using CIP PZ-948 for an Additional Amount Not-to-Exceed \$75,000**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA WATERSHED ENGINEERING (CWE) FOR ADDITIONAL DESIGN SERVICES FOR THE TRANSFER STATION STORMWATER DIVERSION UPGRADES PROJECT IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$75,000; AND,

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

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

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Item C-17

**CC - Receipt and Acceptance of the Fiscal Year 2024-2025 Annual Reporting of Development Impact Fees per the State of California Mitigation Fee Act**

THAT THE CITY COUNCIL: RECEIVE AND ACCEPT THE FISCAL YEAR 2024-2025 ANNUAL REPORTING OF DEVELOPMENT IMPACT FEES PER THE STATE OF CALIFORNIA MITIGATION FEE ACT.

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Item C-18

**CC - Appointments to Fill Vacancies on the Cultural Affairs Commission (CAC) and the Landlord Tenant Mediation Board (LTMB)**

THAT THE CITY COUNCIL:

1. APPOINT HEATHER MOSES TO SEAT #1 OF THE CULTURAL AFFAIRS COMMISSION THROUGH JUNE 30, 2026; AND,
2. APPOINT DONALD COLE TO THE TENANT SEAT #1 AND CHRIS NUNEZ TO THE MEMBER-AT LARGE SEAT #4 OF THE LANDLORD TENANT MEDIATION BOARD THROUGH JUNE 2026.

Discussion ensued between staff and Council Members regarding a request to pull Alternative B out of Item C-15; concern with pulling funds in the current climate; other areas that have been a target; and concern that voting on federal monies separately is not a good idea.

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1, C-2, C-4 THROUGH C-6, C-8 THROUGH C-14 AND C-16 THROUGH C-18.

MOVED BY COUNCIL MEMBER VERA AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL APPROVE ITEM C-7.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOVED BY COUNCIL MEMBER VERA, SECONDED BY COUNCIL MEMBER O'BRIEN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE SECTION 3 AND ACCEPT GRANTS A, C, D, AND E IN ITEM C-15.

MOVED BY VICE MAYOR FISH AND SECONDED BY MAYOR PUZA THAT THE CITY COUNCIL APPROVE SECTION 3 AND ACCEPT GRANT B IN ITEM C-15.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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**Action Items**

Item A-1

**Discussion and Direction Regarding Options for Restricting U.S. Immigration and Customs Enforcement (ICE) from Using City Owned or Controlled Land and Facilities for Civil Immigration Enforcement**

Monica Kilaita, City Attorney, provided a summary of the material of record.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Michelle Weiner thanked Mayor Puza for making the important issue one of his first items after becoming Mayor; highlighted the need to protect staff; discussed foreshadowing of what could be expected; not allowing irresponsible behavior anywhere near City Hall; and she wanted to make sure that anyone who must come to work at City Hall is safe.

Discussion ensued between staff and Council Members regarding alignment with the City of Pinole; appreciation to staff for their efforts; unjust laws; dismantling of systems and structures; the importance of doing everything possible at the local level to ensure safe spaces and exercise care and support for neighbors; ensuring spaces are not overtaken by a regime rooted in retrenchment; digital property held by Culver City; data on residents; the 2017 Sanctuary City resolution; property as limited to real property; restrictions on sharing information and data with federal officers for civil immigration purposes; the state's sanctuary law; repercussions for violation of the resolution; enforcement language; options to assert the prohibitions against federal agents; and ensuring that Council Members are made aware if policies are violated.

Additional discussion ensued between staff and Council Members regarding the Pinole ordinance; ordinances vs. resolutions; and consistency with Sanctuary City policy which is a resolution.

MOVED BY MAYOR PUZA, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: DIRECT STAFF TO CREATE A RESOLUTION BASED ON THE CITY OF PINOLE FOR ICE FREE ZONES RESTRICTING U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE) FROM

USING CITY OWNED OR CONTROLLED LAND AND FACILITIES FOR CIVIL IMMIGRATION ENFORCEMENT.

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Item A-2

**CC - Selection of the Preferred Design Alternative for Overland Avenue between Culver Boulevard and the Ballona Creek Bridge as Part of the Better Overland Project**

Thomas Check, Senior Traffic Engineer, provided a presentation on design alternatives for the Better Overland Project.

Discussion ensued between staff and Council Members regarding appreciation for outreach to the community; bike lane street sweepers; an outside contractor that uses leaf blowers to accomplish street sweeping in the bike lanes; logistical challenges to having Culver City handle the duties; growth of facilities; particulate matter from leaf blowers; requirements to use electric leaf blowers; enforcement; a suggestion to reach out directly to the neighborhood on Farragut between Overland and the school complex regarding parking; work with Windsor Fountains to address their concerns; the center lane; revisions made to the design to address concerns; the parking study to understand impacts of each alternative and to mitigate parking loss; agreement to revalidate the study after changes have been made to determine impacts; surplus parking on side streets; areas that already have permit parking; and the ability for other areas to apply for permit parking.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Leah Pressman expressed support for Alternative B; discussed the importance of building safer streets; the Vision Zero resolution; loss of more residents to traffic violence than to violent crime; people injured walking and biking in and around Culver City; taking a step toward improving street safety; appreciation for the extensive and well-done outreach; the majority of residents who support the improvements; the unsafe speed of traffic on Overland; she indicated that she would feel more comfortable biking more frequently with protected bike lanes; and she urged the City Council to approve the Better Overland design Alternative B.

Adrian Killigrew expressed support for Alternative B; discussed concerns with vehicle speeds on Overland; creating streets for everyone as an investment in long-term health; addressing the lack of bike infrastructure running north/south in Culver City; addressing fragmented bike lanes and better connecting neighborhoods; keeping future generations of residents in mind along with current concerns; and he thanked the City Council for their time, service, and thoughtful consideration.

David Metzler discussed the principle of safe mobility networks; support for Alternative B; providing matching funds; the current network of gaps with a few protected lanes; difficulty going anywhere without being able to travel north/south; the importance of improving the intersection of Overland and Farragut; changing the design of the intersection to force drivers to pay attention; barriers between drivers and pedestrians; and he indicated that parking within a two minute walk was a price he was willing to pay.

Caitlin Reed provided background on herself; requested that the City Council consider Alternative B; discussed the importance of maintaining the center lane for safety; choosing to drive because Overland feels dangerous to ride on; being separated by paint from cars driving 45 miles per hour; and making cyclists feel safer with more protected bike lanes.

Mary Daval urged the City Council to approve the Better Overland Project Alternative B; discussed the traffic violence epidemic in Los Angeles County; insufficient changes made to date; preventable deaths; redesign of infrastructure to make the community safer for all; staff adaptation of plans in response to concerns voiced during outreach; amenities provided to bicyclists, pedestrians, and wheelchair users without removing travel lanes for motorists; the duty of care as an elected official; and life and death experiences of residents and visitors.

Kyle Crowther expressed excitement about the Better Overland Project and support for the staff recommendation; discussed his use of bikes and scooters to get around; bike paths that don't typically serve a direct route to where one needs to travel; sharing the road with a car; switching between different types of bike lanes; support for having a singular connected bike lane; and he indicated feeling safest when separated from cars by a concrete barrier.

Laurie Levne was called to speak but was not present online or

in Council Chambers.

Michelle Weiner indicated living right off of Overland; discussed who benefitted from the proposed treatment; traffic calming measures; getting around by bicycle to avoid traffic; the project as an opportunity to link Culver Boulevard and fill in the gap between the Elenda cycle track and Duquesne; and she thanked the City Council for their consideration.

Jennifer Carter was called to speak but was not present online or in Council Chambers.

Christohper Michel expressed support for Alternative B; discussed increasing safety and usability for pedestrians, cyclists, and drivers; the vital north/south connection in the bike network; eventual connection to Safer Fox Hills and Venice Boulevard and the Culver Boulevard bike path; and appreciation for staff outreach and responsiveness to input.

Benjamin Seligman expressed support for Alternative B as a driver; felt that the only way the congestion would get better would be by offering alternatives to those who want them; discussed benefits of the proposed project; and he encouraged the City Council not to compromise.

Khin Khin Gyi proposed flipping the parking lanes with the currently existing bike lanes so they are external to the parking such as is the case on Venice Boulevard; she suggested preserving the parking lanes so that emergency fire trucks are afforded better ingress and egress; discussed emergency response; length of time before irreversible brain damage occurs; preserving parking areas to better serve first responder vehicles; and recommended seeking input from CCFD (Culver City Fire Department) and CCPD (Culver City Police Department).

Melissa Sanders asserted that the project would not make traffic better; discussed misinformation; public outreach; lack of consideration for input received; increased danger and difficulty by pushing people onto side streets; substantial parking needs in the area; concern with plans for Elenda and two parallel bike lanes blocks away from each other; concern with continuous efforts to push cars out; and she asserted that the proposed changes were dangerous, irresponsible, and unethical.

Marci Baun indicated that all opinions stated were her own; asserted that all the people who had spoken in support of the

bike lane were the only people who would be using it; discussed lack of usage of the MOVE downtown project or Venice Boulevard; concern that resources are being wasted on things Culver City does not need; impacts of lack of parking to the residential neighborhood; hardship for some people if they are forced to park farther away; and she felt that the project was thoughtless and unethical.

Monica Richardson asserted that there were three lanes on each side, one of which is parking; discussed the need to have emergency services sign off on the changes; previous widening of Overland Boulevard and concern with trying to shrink it now; bicycling as exercise, not a way to get to work; people who come from far away to get to work; concern with creating congestion and safety issues; she questioned what Sony and small businesses on Overland think about the project; and she asserted that Akasha had closed because of the downtown project.

Neal Tabachnick was called to speak but was not present online or in Council Chambers.

Emily Fisher was called to speak but was not present online or in Council Chambers.

Jim Shanman, Safe Routes to School Coordinator and resident, thanked staff for their outreach efforts; discussed length of the project; regular cycling in the area; benefits of providing north/south connectivity; the importance of maintaining both traffic lanes and providing more and safer options for all road users; speed as a factor in traffic crashes and the number one cause of death for children 15 and younger; typical speed on the corridor; saving lives by slowing down traffic a little bit; continued improvements to safety and mobility; he thanked Culver City for making the streets safer for everyone; and he encouraged the City Council to support Alternative B.

Travis Morgan spoke in support for Alternative B; expressed appreciation to staff for the data-driven proposal; discussed parking, traffic, neighborhoods, businesses, churches, and side streets studied; the crucial connection to Fox Hills; the importance of contiguous protected bike lanes throughout the entire corridor; loss of \$20 million in grant money because there was not a locally-preferred alternative; and reduced congestion in Boston due to achieving a 10% increase in cycling within the first two years.

Kira Pusch expressed strong support for Alternative B; discussed

biking north/south through Culver City; efficient, unimpeded travel routes for cyclists, pedestrians, and cars; appreciation to staff for their efforts; and hope that Vision Zero continues to be prioritized in Culver City.

Karim Sahli discussed recovery from the fires in 2025; climate change; cars and transportation that represent 29% of greenhouse emissions; the feeling that each neighborhood has to do their part to move away from being car-centric; obsolete arguments; Los Angeles as having good weather and flat roads; and he felt that the proposed project would serve as an example for the future.

Discussion ensued between staff and Council Members regarding appreciation to staff for their efforts and to the public for their input; outreach to the business community and residents; responsiveness to feedback received; accommodations for lost parking; the community center at the church; ADA considerations; ensuring involvement of the Disability Advisory Committee (DAC); providing a space for differing lived experiences; empathy; exercising compassion as leading to a better democratic process; ensuring that people feel welcome; appreciation to staff for their dedication and professionalism; meeting the needs of specific stakeholders; and improving safety and accessibility.

Additional discussion ensued between staff and Council Members regarding years of work put into the project; compromise; community events; one on one time spent with community-members; appreciation to the Kimley Horn team; accommodating concerns raised by Windsor Fountains and Grace Lutheran Church; parking issues; relieving pressure on blue zones; attentiveness to community needs; creating community; providing different mobility options; benefits of the project; grants; allowing people to feel safe on bicycles or scooters for the entirety of their trip; the ten year anniversary of Vision Zero; lives lost in Culver City in 2022 and 2024; people in the community who live with life-altering injuries; the commitment to make the streets safe for everyone; increasing the population that uses bike lanes by increasing safety; modifications made to the project; continued exploration of parking options; blue and green zones; changing street cleaning hours; and support for Alternative B.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL SELECT DESIGN ALTERNATIVE B FOR OVERLAND AVENUE BETWEEN CULVER BOULEVARD AND THE BALLONA CREEK BRIDGE AS PART OF THE BETTER OVERLAND PROJECT.

Unanimous City Council consensus was achieved to bring back consideration of a street sweeper.

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Item A-3

**CC - Discussion of an Annual Lunar New Year Celebration and Provide Direction to the City Manager as Deemed Appropriate**

Edgar Varela, Special Events Manager, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Michelle Weiner expressed support for approving an annual event; discussed lobbying for the original MLK Celebration; the 2026 MLK event at Veterans Auditorium; initiation of the idea; support for an annual event no matter what the size; and the importance of supporting all neighbors.

Stephanie Loreda invited everyone to Culver City Unified School District's (CCUSD) third annual AANHPI (Asian American Native Hawaiian Pacific Islander) Owned Business Night Market on February 20; discussed vendor and entertainment lineup; welcomed collaboration; information at [ccnightmarket.my.canva.site](http://ccnightmarket.my.canva.site); bringing visibility to AAPI community; celebration of the Lunar New Year as part of the event; the recent CCUSD/City Council Liaison Subcommittee meeting; concerns with placement of a new event on the calendar by Culver City in close proximity to the established CCUSD Noche de la Familia event last fall; the need to consider collaboration first; avoiding diminishing either event; unintentionally undermining an established event by scheduling on the same weekend; support for celebrating new events; she asked that Culver City and CCUSD collaborate to make a bigger, stronger community event; and she suggested an event in May for AAPI Heritage Month.

Discussion ensued between staff and Council Members regarding support for the initiative; increased coordination with CCUSD; advertising; having a more detailed conversation with the CCUSD/City Council Liaison Subcommittee; ensuring against being duplicative; providing community representation; enhancing both

events through collaboration; reducing staff workload; school events; proposed dates; compromise; the Screenland 5K event; and the tight turnaround.

Rosie Luo, Purple Magpie Preschool, discussed the original plan to hold a small event in downtown Culver City and concern with tight timing to do an event with CCUSD.

Further discussion ensued between staff and Council Members regarding the tight turnaround; staff resources; an event that ended up getting postponed that opened up a space; potential dates that fall within the dates for celebrating the Lunar New Year; the packed schedule of events from March until the end of the year; preliminary work done; availability of performers and vendors for the event; agreeableness of Purple Mandarin to move the event to March 1; the Screenland 5K; sending the event to the EHRAC (Equity and Human Relations Advisory Committee); outreach to Stephanie Loreda to look at possible collaboration between the two events; and future collaboration.

Discussion ensued between staff and Council Members regarding concern with moving the event to a date that already has the Screenland 5K on it to accommodate a CCUSD event; event scale; the robust Screenland 5K event that has a large impact on staff; intentional planning moving forward; concern with asking a lot of staff to do two events in one day; finding a happy medium; support for what CCUSD is building; collaboration moving forward; and joining the event with the Night Market.

Rosie Luo, Purple Magpie Preschool, felt that there would not be enough time to collaborate with the Night Market this year; discussed involvement of other businesses and CCUSD; availability of lion dance and dragon dance groups in the area; she expressed preference for event date; discussed the original request for the event; and providing a space for students to perform to celebrate their culture.

Discussion ensued between staff and Council Members regarding exploration of partnership with CCUSD; available dates; honoring the request for support for the Lunar New Year event; finding a solution; things that pull time away from events; moving forward with an agendaized conversation with CCUSD about events they want support on; subcommittee consideration; working out a compromise on the spot; vendor availability; multiple Lunar events across the region; creation of a City-produced event; the well-attended Night Market; future collaboration; cross promotion; and the

ability to promote both events.

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR FISH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE A CITY EVENT TO BE HELD ON FEBRUARY 22, 2026, TO CELEBRATE THE ASIAN LUNAR NEW YEAR.

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Item A-4

**CC - (1) Approval of Organizational Reorganization; (2) Adoption of a Resolution Adopting the Related Classification and Salary Plan for City Employees, Effective January 26, 2026; (3) Adoption of a Resolution Adopting the Updated Executive Compensation Plan, Effective January 26, 2026; and (4) Approval of a Performance Management Framework**

Dana Anderson, Human Resources Director, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Melissa Sanders discussed her disappointment that the new City Manager was choosing to hire more staff and pay them more money; questioned what money would support the changes; and referenced the choice to fund Jubilo Village.

Marci Baun indicated that she was speaking on her own behalf; questioned how the decision was made; asked what staff would be cut in order to fund the changes and what other cities of a similar size in the area had the same positions; discussed need for the positions; other needs in Culver City; research; buzz words that do not prove Culver City would be helped; and she asserted that Culver City was too small to afford the changes proposed.

Anissa Di Vincente provided background on herself; spoke on behalf of the Culver City Employees' Association; discussed the structural deficit; concern that the agenda item addressing six staff positions would add over \$1 million annually to the budget; the fiscal analysis; vacant positions; lack of pay equity; job classes in Culver City below the median salary in certain positions; the need to prioritize pay equity for staff

to reduce staff turnover; financial responsibility; the two new positions that would cost \$500,000 annually; and she indicated that she did not know whether the positions were a good idea or whether Culver City could afford it.

Travis Morgan echoed concerns voiced by Anissa Di Vincente; discussed top-heavy organizations; the remainder of employees that suffer through reduced salary increases; the thought that the agenda item would have come through the annual budgeting process; community-based budgeting; fewer direct reports; specific areas of expertise; the need for additional community input; and setting up staff and the City Manager for success.

David Metzler echoed previous comments noting that he was not an expert; discussed support for having the City Manager improve the City in ways he sees fit; consideration of the re-organizational part of the item along with salary amount; the need to include a discussion about compensation for Council Members who work near full time jobs and get paid a small stipend for their work on the City Council; a Council person who has to recuse himself due to the new job he has; and he supported allowing Council Members to get paid by Culver City to do work for Culver City full time.

Discussion ensued between staff and Council Members regarding appreciation to Anissa Di Vincente for 21 years of service, to the public for sharing comments, and to staff for their efforts; clarity from the City Manager about his plan to hit the ground running; background and experience of the new City Manager; consistency; upfront investment; roles that might need to be shifted; community outreach; supporting the leadership of the new City Manager that they all voted for; data and feedback; 360 performance feedback loops; providing the tools to move forward as a city; best practices; the overall strategy to address the deficit; investment in staff to do a traditional CIP plan; money being spent on infrastructure; additional spending in the future; the need to go through a CIP planning process; managing costs associated with infrastructure; process improvement; thinking differently around projects; operations; execution; streamlining three maintenance groups within three different departments; investment in the human capacity to bring people in who understand the processes; straining out duplication; the upcoming retreat; introduction of other elements of the plan; timing of the request; the recruiting process; actualizing cost savings that other communities have; the interview process; and creating more liquidity for Culver

City.

Additional discussion ensued between staff and Council Members regarding addressing staff morale; City Manager purview; allowing public involvement in the conversation; waiting until the budget session; intent to address concerns; bargaining positions; closed session discussions; looking at Culver City from a wholistic standpoint; the CAFR; timing; length of time to fill positions; financing projects moving ahead; lack of human capacity in the organization at the current time; the need to add acumen in order to be effective; employees as the greatest resource of Culver City; and ensuring a culture of respect and appreciation.

Further discussion ensued between staff and Council Members regarding appreciation for the new energy brought by the new City Manager; regular staff check-ins; providing an open and transparent hiring process; motivating and inspiring staff; change when any new executive comes into an organization; trust in the hiring decision; allowing the City Manager latitude to run the organization as they see fit; alignment with goals; accountability; and the importance of considering pay equity and morale.

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

1. APPROVE THE CITY ORGANIZATIONAL REORGANIZATION; AND,
2. ADOPT A RESOLUTION ADOPTING THE CLASSIFICATION AND SALARY PLAN FOR CITY EMPLOYEES, EFFECTIVE JANUARY 26, 2026; AND,
3. ADOPT A RESOLUTION ADOPTING THE UPDATED EXECUTIVE COMPENSATION PLAN, EFFECTIVE JANUARY 26, 2026; AND,
4. APPROVE THE EXECUTIVE PERFORMANCE MANAGEMENT AND PAY-FOR-PERFORMANCE FRAMEWORK; AND,
5. AUTHORIZE THE CITY MANAGER TO IMPLEMENT THE APPROVED CHANGES.

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Item A-5

**CC - Discussion and Direction Regarding Culver City Tourism Brand Logo and Tagline**

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

Julie Major, MMGY, provided an overview of the process to create a tourism brand logo and tagline; discussed the brand challenge; ambitious goals; positioning Culver City as an anchor for the Los Angeles Metro area; relaxed but methodical travelers; architecture of the brand; brand essence; brand promise; potential designs; examples of logos in different contexts; iconography; merchandise; bringing the logo to life in upcoming events; the campaign challenge; potential taglines; creation of a place and a feeling with a tagline; use of Trailblazer to determine originality and score criteria; action-oriented verb recommendations; and inviting and rewarding curiosity.

Mayor Puza invited public comment.

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

Discussion ensued between Ms. Major, staff, and Council Members regarding a suggestion to stack Culver and City on top of each other; consistency with style and branding; flexibility; introducing the pattern from the marquee; establishing a font family or iconography family; providing options; feedback regarding the tagline; flexible brand identity; the ability to keep the Heart of Screenland; preferences regarding logos and taglines; appreciation for the work done; being more intentional about welcoming people to Culver City; appreciation for responsiveness to feedback; buttons; the color scheme; unanimous City Council consensus was achieved for the second design with the tagline of So Culver and Explore Culver City; work to complete the style guide; variations that include California; and the website.

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Item A-6

**CC - Discussion of the Use of Project Labor Agreements and Community Workforce Agreements to Complete Public Works and Other City Projects and Direction to the City Manager as Deemed Appropriate**

Yanni Demitri, Public Works Director, provided a summary of the

material of record.

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Richard Burns, Western States Regional Council of Carpenters, expressed strong support for prioritizing local hire, certified apprenticeship programs and use of responsible contractors with a proven track record; PLAs (Project Labor Agreements) with local hire language to ensure that the public investment directly benefits the communities where the projects are built; creating a good paying career; strengthening the local economy; development of a skilled, diverse and well trained workforce while providing real career pathways for Culver City residents; the importance of awarding projects to responsible contractors who have demonstrated their ability to complete work safely, on time, and to the highest standards; focusing on priorities to protect workers, delivering quality projects and ensuring taxpayer dollars are spent wisely; and the importance of including the language in the PLA.

Discussion ensued between staff and Council Members regarding appreciation to the speaker and to staff; difficulty for smaller cities to support PLAs with local hires; other cities with PLAs; support for prevailing wages; applicability of a PLA to a small city; projects that have had a hard time getting bids; the pool of trained workers ready to go; apprenticeship programs; smaller projects; use for projects over \$1 million; support for moving forward with a PLA with a \$1 million threshold; a request to return in one year for an accountability check to see what the impacts are and if things need to be adjusted up or down; support for pipelines into the workforce; community workforce agreements; providing preference language where applicable; addressing a situation where there is not a large pool of people are available; and creation of a template in collaboration with the City Attorney's Office.

Additional discussion ensued between staff and Council Members regarding support for unions; the belief that good union jobs create better projects; determining the right balance with labor; incentive to ensure an effective system; affects to all projects without exception; clarification that PLAs have not been used in Culver City before; additional research to be done by staff to create a policy; union jobs that usually end up saving money; local hire, underrepresented groups, and

apprentice programs as details negotiated with labor unions; and unanimous City Council consensus was achieved to support policy requiring that PLAs be used for all projects over \$1 million, revisiting the policy in one year, and providing a template for future projects.

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Item A-7

**CC - (1) Discussion and Selection of the Redevelopment Proposal from the West Hollywood Community Housing Corporation for City-Owned Property at 11029 Washington Boulevard (APN 4213-003-018); (2) Adoption of a Resolution Declaring City-Owned Property at 11029 Washington Boulevard as Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(f) for the Use of Said Property for Affordable Housing Development, and Finding the Declaration Exempt from the California Environmental Quality Act; and (3) Direction to Draft an Exclusive Negotiating Agreement with West Hollywood Community Housing Corporation to Negotiate the Lease for the Construction of a Mixed-Use Affordable Housing Project**

Mark Muenzer, Planning and Development Director and Housing and Human Services Director, provided a summary of the material of record.

Jesse Slansky, West Hollywood Community Housing Corp. (WHCHC), provided background on the organization; discussed recent projects; and introduced the development team.

Patty Rhee, Ehrlich Yanai Rhee Cheney (EYRC) Architects, provided background on the company; discussed design; amenities; scale; massing; inspiration of the Culver Hotel; pedestrian activity; and creation of a community-centered project.

Derrick Leavitt, EYRC, discussed lobby space that doubles as a community arts center.

Jesse Slansky, WHCHC, discussed next steps; financing; the timeline; and expected operation by 2030.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and outreach; support for the design; concern with the impacts of not providing parking; deed restrictions to only allow those without cars to live at the

site; criticism for paying above market for the property; revenue generation; and a suggestion to include retail on the bottom floor for sales tax generation.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Leah Pressman was called to speak but was not present in person or online.

Melissa Sanders was called to speak but was not present in person or online.

Emily Fisher was called to speak but was not present in person or online.

Brian Seligman indicated living near the site; discussed difficulty affording housing in Culver City; appreciation for a project that addresses affordability issues; support for the focus on housing teachers and for potential community arts space; height; other multi-story buildings in the area; nearby transit; the ability to ride bicycles; installation of safer infrastructure; the target demographic; and excitement for moving the project forward.

Kira Pusch was called to speak but was not present in person or online.

Alicia Ide, Culver City Arts Foundation, expressed cautious support; discussed reservations; the artists' lofts; combined live/work studio space; questions about whether the open lobby space would be the most effective exhibition or art making space or what Culver City needs; hope that the project managers and architects would reach out to the Foundation and to Culver City artists before making final facility decisions; and avoiding a previous situation where a developer's vision was unrealistic and they removed the arts elements.

Discussion ensued between staff and Council Members regarding the feeling that the project fits into the plan to provide affordable housing; parking; restricting vehicle ownership; people who currently struggle with parking due to the multi-family complexes in the area; the art component dropped from Tilden Terrace; performance requirements; rezoning of the area to reflect transit located along the corridor; drawing people

who do not have cars; commercial spaces; allowable ancillary commercial ground floor uses; and compliance with the Exempt Surplus Land Resolution.

Jesse Slansky, WHCHC, noted that in general their affordable properties have much lower rates of car ownership and parking utilization than market-rate projects; the demand for housing exceeding the supply; marketing the project as car-free housing for households without cars; instituting a preference rather than a requirement; lifestyle choices; matching housing to people who want the housing type; site considerations; inefficiency of including parking; expense; prioritizing people over cars; partnership with Culver City to determine ground floor uses; and direction from Culver City as to what is permissible under the zoning code.

Additional discussion ensued between project representatives, staff and Council Members regarding clarification that no parking would be required for permissible retail; financing for live/work units through affordable housing sources; the need to revisit the proforma if retail is included; the vision to reactivate the street; appreciation for the parent advocacy for Culver City to purchase the land, for City Council responsiveness, and for the work of staff; imagining a safer, more inclusive Culver City; support for educators, people living without cars, and the arts focus; appreciation to Bike Culver City and to past and current Council Members who abolished parking minimums near transit; providing 67 affordable homes; the Sepulveda Connects project; continued work to support important affordable housing projects to meet RHNA (Regional Housing Needs Assessment) numbers; direction given regarding changing zoning to accommodate projects that require more density; and looking at making the project more competitive for state funding.

Further discussion ensued between project representatives, staff and Council Members regarding economies of scale; overwhelming need; financing the retail space; building the shell with private equity from tax credits and tenant improvements done by tenants; the area allocated for exhibition space; getting local art dealers to operate the space; lower costs per unit; competition for state dollars; private investors; allowing for more income flexibility; offsetting low income units with 80% AMI (Annual Median Income) to provide more diversity within the housing; targeted credits; density bonuses that exceed base density for the site; Culver City as first in

the state to legalize single stair development up to six stories; opportunities where the project would benefit from more units; prioritization; preferences vs. deed restrictions; staff exploration of restricting or deprioritizing those who have cars; protected classes; the feeling that people attracted to the project would not have cars; concern with adding too much process and deprioritizing someone who needs the housing; people who live in dense places who figure it out; and concern with use of staff time.

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

1. SELECT THE PLANNING COMMISSION RECOMMENDED REDEVELOPMENT PROPOSAL FROM THE WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION (WHCHC) FOR THE CITY-OWNED PROPERTY AT 11029 WASHINGTON BOULEVARD (APN 4213-003-018); AND,

2. ADOPT A RESOLUTION DECLARING THE CITY-OWNED PROPERTY AT 11029 WASHINGTON BOULEVARD AS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(F)(1)(F) FOR THE USE OF SAID PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT, AND FINDING THE DECLARATION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND,

3. DIRECT STAFF TO DRAFT AN EXCLUSIVE NEGOTIATING AGREEMENT WITH WHCHC TO NEGOTIATE THE LEASE OF THE CITY-OWNED PROPERTY AT 11029 WASHINGTON BOULEVARD FOR THE CONSTRUCTION OF A MIXED-USE AFFORDABLE HOUSING PROJECT.

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

Mayor Puza invited public comment.

Karim Sahli was called to speak but was not present in person or online.

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**Items from Council Members (Continued)**

None.

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### **Council Member Requests to Agendize Future Items**

Council Member McMorris received consensus from Mayor Puza and Vice Mayor Fish to reconsider the makeup of the Olympics Subcommittee and to reconsider the utility of the contract for additional security and a detector.

Council Member Vera asked that when the meeting is adjourned, that it be adjourned in memory of Carol Wells, the mother of Darrel Menthe.

Vice Mayor Fish discussed the active legislative platform and received consensus from Mayor Puza and Council Member McMorris to consider Assembly Bill (AB) 1537 from Isaac Byran to prevent police officers from having secondary employment with ICE, and SB 747 to expand the ability for people to sue in the event of police brutality at all levels including immigration enforcement.

Mayor Puza received consensus from Vice Mayor Fish and Council Members McMorris and O'Brien to agendize creating one international room at Veterans Memorial Building rather than having separate rooms named for the Sister Cities, and to agendize consideration of a request for space or temporary use of the former gun store for a thrift shop with funds turned over to the schools or toward a program in Culver City.

- consensus to direct staff to work with the Afro Village Consortium (O'Brien)
- consider development of a sole source pilot agreement for Throne (Puza)
- consideration of a street sweeper (O'Brien)
- reconsider the makeup of the Olympics Subcommittee (McMorris)
- reconsider the contract for security and a detector (McMorris)
- consider endorsement of AB 1537 and SB 747 (Fish)
- consider room naming's at Veterans Memorial Building (Puza)
- consideration of a request for space for a thrift shop with funds to go to schools or Culver City (Puza)

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Vice Mayor Fish discussed the life and legacy of Wendy Rae Fish and asked that the meeting be adjourned in her memory.

January 26, 2026

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY MAYOR PUZA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF WENDY RAE FISCH AND CAROL WELLS.

**Adjournment**

There being no further business, at 1:26 a.m. January 27, 2026, the City Council, Housing Authority Board, Parking Authority Board, Redevelopment Financing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned in memory of Wendy Rae Fisch and Carol Wells to a regular meeting to be held on February 9, 2026.

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

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

Date: \_\_\_\_\_