

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

February 23, 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 5:39 p.m. in Mike Balkman Council Chambers at Culver City Hall.

Jeremy Bocchino, City Clerk, announced that at least a portion of the meeting would be conducted pursuant to California Government Code Section 54953 in that Council Member Vera would be participating by speaker phone, in accordance with the Ralph M. Brown Act and his teleconference location had been identified in the notice and agenda for the meeting.

Mayor Puza repeated the announcement made by the City Clerk that Council Member Vera would be participating in the meeting remotely.

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

*Council Member McMorris joined the meeting at 5:40 p.m.

Council Member Vera participated via teleconference from Hotel Portrait Firenze, Lungary Acciaiuoli 4, 50123 Florence, Italy.

Jeremy Bocchino, City Clerk, received clarification from Council Member Vera that he could hear the meeting clearly; he had a copy of the agenda for the meeting; a copy of the agenda was posted at his location; the location was reasonably accessible to the public so that any member could participate at his location; there were no members of the public present at Council Member Vera's location; she asked any member of the City Council to speak up if they were not able to hear Council Member Vera; no Council Member indicated that they could not hear Council Member Vera, nor did they indicate that there was any reason to doubt that was Council Member Vera taking part in the teleconference; and she indicated that all votes would be taken by roll call during the meeting.

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Closed Session

Mayor Puza invited public comment.

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

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

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

At 5:43 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 Labor Negotiators

City Designated Representatives: Odis Jones, City Manager; Dana Anderson, Chief Human Resources Officer; Lisa Soghor, Assistant City Manager

Employee Organizations: Culver City Employees Association; Culver City Management Group; City Executives; 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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CS-2 CC - Conference with Labor Negotiators

City Designated Representatives: Dana Anderson; Chief Human Resources Officer; Lisa Soghor, Assistant City Manager
Unrepresented Employee: City Manager

Pursuant to Government Code Section 54957.6

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CS-3 CC - Conference with Legal Counsel - Anticipated Litigation

Re: Significant Exposure to Litigation (1 Item)

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

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Recognition Presentations

Item R-1

CC - Recognition of Uruapan State Legislator Alejandro Bautista and Celebration of the 62nd Anniversary of Uruapan, Mexico and Culver City Becoming Sister Cities.

This item was postponed.

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 7:02 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 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

Mayor Puza indicated that the City Council was trying something new in limiting Council Member announcements to two minutes each.

Council Member O'Brien discussed the budget prioritization discussion held on Valentines Day; feedback and consistent themes received from the City Manager listening tour; the Independent Cities Association Winter Seminar; and he announced the upcoming Screenland 5K.

Council Member McMorris extended Ramadan Mubarek to all who celebrate and best wishes to those observing Lent; discussed the Culver City Lunar New Year event; establishing other celebrations in Culver City; the importance of ensuring that Culver City supports policy and events that are affirming and welcoming for all; she was looking forward to the Screenland 5K; she shared a feminist quote that the personal is political; noted broader social and structural power imbalances; individual problems that are systemic requiring collective political action rather than private solutions; discussed the BAFTA Awards; dynamics on the City Council dais; the White House; the overall political climate; behavior; things that are normalized; the things people stay silent about and those they choose to speak up about; and she received City Council consensus that when the

meeting is adjourned, that it be adjourned in memory of Reverend Jesse Jackson.

Vice Mayor Fish reported attending the single-stair design showcase at the home of former Culver City Mayor Meghan Sahli-Wells co-hosted by Abundant Housing Los Angeles and Livable Communities Initiative (LCI); he noted that in 2025 Culver City became the first city in California to legalize single-stair residential buildings; he congratulated winning designers noting those were the types of homes the City needs; and he encouraged people to come provide input into the Sepulveda Connects Design Workshops noting upcoming meetings on February 26 and March 17.

Mayor Puza echoed best wishes to those celebrating Ramadan and Lent; discussed the Strategic Retreat; the Lunar New Year Celebration; expressed appreciation to Rosie from Purple Magpie Mandarin Preschool for her collaboration; reported attending the third annual Night Market at the High School; and he expressed appreciation that the City Manager is taking the City Council request to engage more with the community to heart by hosting community listening sessions.

Yu-Ngok Lo, Disability Advisory Committee (DAC), provided an update the work of the DAC and discussed the ADA (Americans with Disabilities Act) educational program on February 11.

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Presentations to City Council

Item P-1

CC - Presentation to City Council Regarding the "Safe Parking LA" Program and Services

Matthew Tecle, Safe Parking LA, provided background on the organization; discussed their mission and vision; providing an expedited pathway to housing; reporting on the program by the Los Angeles Times; impacts of the program on individuals; lot operations; the community warm line; the translatable model; the creative solution; opportunity to provide stabilization services; the importance of intervening so that vehicular homeless individuals do not become completely unsheltered; options provided specific to the community; helping people move toward stability; no timeline required for people utilizing the program; case management and resource navigation; recent budget

cuts impacting those experiencing homelessness; low-cost and high-impact programs; emergency funds and financial assistance provided to program participants; people who just need a rental deposit or a car repair; incorporation into the CES; case management use of HMIS and Clarity; referrals to interim housing and other opportunities; service areas; the women's program; statistics illustrating impact; number of participants who exited into a positive housing outcome; number of people experiencing vehicular homelessness; the importance of offering a strategy tailored to their needs; systemic opportunities that are not appropriate to their needs; budget cuts; county-funded lots slated for demobilization on July 1; conversations with the City of Los Angeles; and he provided his contact information.

Discussion ensued between Matthew Teclé, staff, and Council Members regarding support for making a program work in Culver City; typical capacity for a safe parking location; use of public and private property; number of staff needed; onsite amenities; use of port-a-potties; Westside COG (Council of Governments); appreciation for the work done and for highlighting funding concerns; typical costs per night per slot; integration with existing systems; the Mobile Crisis Team (MCT); the need for a 24 hour site with infrastructure to serve RVs; and unanimous City Council consensus to remand the item to the Housing and Homelessness Subcommittee.

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Joint Public Comment - Items NOT on the Agenda

Mayor Puza invited public comment.

Jeremy Bocchino, City Clerk, read the statement on hate speech and guidelines to make public comment, and she noted the intent to enforce the aggregate total time to make public comment of 20 minutes at the beginning of the meeting with an additional opportunity to make public comment provided at the end of the meeting.

The following members of the public addressed the City Council:

Monica Richardson discussed plans to remove right turn lanes and parking on Overland; people who need curb access; a study done in 2020 indicating that the current bike lane is sufficient; concern with traffic backups; senior communities and families; and she indicated that she remembered when the

right lane was put in and made things better.

Ronald Ostrin was called to speak but was not available.

Leslie Ostrin indicated living off Overland; expressed opposition to proposed changes; and she asked that the City Council rethink their plans.

Crystal Alexander, Parks, Recreation and Community Services (PRCS) Commissioner, spoke on behalf of herself; expressed gratitude to everyone who attended the City Manager conversations in support of the parks system and appreciation for support for parks expressed at the City Council Strategic Retreat; discussed current demand and additional needs with new housing coming into the City; parks as the third space; and she echoed the PRCS motto: "Parks Make Life Better!"

Tommy Whitaker expressed appreciation to Culver City Police Department (CCPD) and Fire Department (CCFD) personnel for their quick and diligent response to an incident at the Fox Hills Mall; discussed the City budget; the need to improve greenspaces in Culver City; baseball fields and parks that need a complete rehabilitation; money necessary to keep the City's third spaces clean and updated; and he asked the City Council to keep in mind the necessary cost for a safe place for children to play and for people to get fresh air and a moment of peace.

Kimberly Thornton, Ivy Station, Women in Business and Nicki Holton with Culver City Chamber of Commerce, invited everyone to the 10th Annual Women in Business Leadership Awards on March 13 at the Shea Hotel; discussed women being honored; tickets available at culvercitychamber.com; and flyers available at the back of Council Chambers.

Melissa Sanders expressed support for doing anything to support parks spaces for everyone; expressed opposition to the Overland and Sepulveda MOVE 2.0 projects; discussed Safe Parking; the importance of looking at Culver City as a whole; destroying traffic patterns on two major arteries; major developments and the proposed In-N-Out Burger; changes happening in a short period of time; and she asked the City Council to think about what the community needs.

Kazia Cumbler indicated being present to support the parks, third spaces, and Windsor Hills Pizza; discussed Pam Bondi's comment about Culver City and her daughter's response that the worst crime in Culver City would be taking away Pizza in the

Park on Wednesday nights; and she noted that the kids loved the pizza and the community needed it.

Jeremy Bocchino, City Clerk, noted that Ms. Cumbler's comment pertained to Item A-1 and she would be called to speak at that time.

Joy Rodriguez expressed opposition to the Overland/Sepulveda mess; discussed current traffic conditions; representing renters' rights and equity; moving forward with a proposal that would punish renters because they cannot afford to own a home; people who live in apartments and depend on on-street parking; concern with her daughters having to walk several blocks when they come home late at night; harm to the rental community; City advocacy for affordable housing; and housing targeted for the benefit of a few privileged individuals.

Kristin Meehan was called to speak but was not present in person or online.

Patrick Godinez indicated serving on the Advisory Committee on Housing and Homelessness (ACOH) and being a Culver City interim housing participant; discussed changes occurring in the county; creation of the LA County Department of Homeless Services and Housing, coordinating a regional approach to homelessness by combining housing, health, and social services while managing interim and permanent housing outreach and preventative; program budget; tax revenue contributed through Measure H which is now Measure A; and the total amount contributed to the county vs. what Culver City got back.

Judi Sherman, Fox Hills Neighborhood Association, discussed denial of the appeal by the SAFER organization; hiding behind extensive reports by the City; good leadership that includes looking at issues holistically; other developments in the works that will result in 3,000 new units in Fox Hills; concern that the City is not abiding by basic tenets of the zoning code including language about respecting neighborhood character; refusal to discuss the density designation for Fox Hills; support for the overdevelopment of Fox Hills by the Chamber of Commerce; the conflict of Council Member O'Brien serving at the new CEO (Chief Executive Officer) and President of the Chamber of Commerce; proxies on the Planning Commission; and she asked for leadership that does not use equity as a punchline.

Samantha Mota provided background on herself; indicated being a candidate running for the 37th District; encouraged Culver City

to incorporate AB (Assembly Bill) 551 into the zoning code; discussed benefits of the bill; endorsement of a plant-based treaty; commercial residential development that threatens to engulf millions of acres of state land; the ability of the City Council to amend a local ordinance; and eligible vacant lots.

Marta Valdez acknowledged CCPD; asked that when the budget comes up, that CCPD be given whatever they want to keep the City safe; expressed appreciation for the Meet and Greets; discussed what Vice Mayor Fish considers safety; she read comments submitted by Sonia Karroum who could not be present and requested that the City Council reconsider plans to implement a traffic calming corridor on Overland Avenue noting the reversal of the previous corridor on Culver Boulevard after significant disruption to traffic flow, businesses, and accessibility; she expressed concerns with making changes to the major artery that would increase congestion, push traffic into neighborhoods, and disproportionately impact residents and seniors with disabilities who rely on accessible parking close to services; and she asked that the City Council not remove lanes or ADA access and to conduct a transparent pilot before making changes.

Sebastian Hernandez discussed a resident a Dino's with feedback about Exodus and lack of assistance in getting her daughter out of a trafficking situation; a resident of the Paradise Inn arguing with the Urban Alchemy guard and trying to get her heart medication as she had been kicked out on the street with her belongings due to a verbal altercation with the motel owner; the pathway for making complaints; he asked where the woman could stay for the night and how she could get back into housing where all of her belongings are; he relayed concerns from his friend Veronica at Dino's noting that Exodus needed to be checked; and he asserted that more support was needed at Dino's.

Janice Paradise thanked her friend for his help; noted the money being spent by Culver City to help people; questioned whether the City understood how the programs are being run; and she noted that she had been trying to work with the City and needed some help.

Discussion ensued between staff and Council Members regarding providing previous requests for opportunities for regular feedback from people experiencing the programs; previous updates on how the programs were running; ensuring that programs are running as intended; and a request for assistance for the speaker today and having a conversation with the Housing and Homelessness Subcommittee about setting up a proper mechanism

to receive feedback from people experiencing the programs or a regular survey.

Jeremy Bocchino, City Clerk, reported that the Public Comment period had taken 20 minutes.

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Receipt and Filing of Correspondence

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

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Order of the Agenda

Jeremy Bocchino, City Clerk reported that Item A-4 had been pulled from the agenda.

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Consent Calendar

Council Member O'Brien thanked the Committees, Board and Commissions (CBCs) for their reports.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for January 31, 2026 to February 13, 2026

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR JANUARY 31, 2026 TO FEBRUARY 13, 2026.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Regular City Council Meeting Held on February 9, 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 FEBRUARY 9, 2026.

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Item C-3

CC - Approval of a Three-Year General Services Agreement with Duke's Root Control, Inc. to Provide Root Control Services on City-owned Sewer Main Lines through June 30, 2028 in an Amount Not to Exceed \$100,000 per Fiscal Year

THAT THE CITY COUNCIL:

1. APPROVE A THREE-YEAR GENERAL SERVICES AGREEMENT WITH DUKE'S ROOT CONTROL, INC. TO PROVIDE ROOT CONTROL SERVICES ON CITY-OWNED SEWER MAINS THROUGH JUNE 30, 2028 IN AN AMOUNT NOT TO EXCEED \$100,000 PER FISCAL YEAR; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4

Adoption of an Ordinance Approving 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 Condominiums

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE APPROVING 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 CONDOMINIUMS.

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Item C-5

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Higuera Street Landscaping and Lighting Maintenance District and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2026/2027

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT, THEREON FOR FISCAL YEAR 2026/2027.

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Item C-6

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Landscape Maintenance District Number 1 and Ordering the Preparation of the Engineer's Report Thereon for Fiscal Year 2026/2027

THAT THE CITY COUNCIL: ADOPT A RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT THEREON FOR FISCAL YEAR 2026/2027.

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Item C-7

CC - Adoption of a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments for the Sewer User's

Service Charge and Ordering the Preparation of the Engineer's Report, Thereon for Fiscal Year 2026/2027

THAT THE CITY COUNCIL: ADOPT THE RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SEWER USER'S SERVICE CHARGE AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT FOR FISCAL YEAR 2026/2027.

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Item C-8

CC - Adoption of a Resolution Amending the Final Map for Tract Number 73978-A Adding 7 Airspace Lots for the Ivy Station Project Located at 8824 National Boulevard

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING THE AMENDED TRACT NUMBER 73978-A CONSISTING OF AN ADDITION OF 7 AIRSPACE LOTS (LOTS 13 THROUGH 19) AT 8824 NATIONAL BOULEVARD.

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Item C-9

CC - Approval of an Increase to Blanket Purchase Order Number 22601338 with IPS Group Inc. in an Additional Amount of \$120,000 (from \$80,000 to \$200,000) Annually for Parking Meter Supplies

THAT THE CITY COUNCIL: APPROVE AN INCREASE TO BLANKET PURCHASE ORDER NUMBER 22601338 WITH IPS GROUP INC. FOR IN AN ADDITIONAL AMOUNT OF \$120,000 (FROM \$80,000 TO \$200,000) ANNUALLY FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES FOR FY 2025-2026 THROUGH 2030-2031.

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Item C-10

CC - Authorization to Release a Request for Proposals for the Construction of Lenawee Storm Drain Rehabilitation Project, PF049

THAT THE CITY COUNCIL: AUTHORIZE THE RELEASE OF A REQUEST FOR PROPOSALS (RFP) FOR THE CONSTRUCTION OF LENAWEE STORM DRAIN REHABILITATION PROJECT, PF049.

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Item C-11

CC - Adoption 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

THAT THE CITY COUNCIL: ADOPT 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 APPROVE AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B) (3).

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Item C-12

CC - (1) Adoption of a Resolution Restricting the Use of City-Owned or City-Controlled Property for Federal Civil Immigration Enforcement Activities; and (2) Authorization to the City Manager to Implement the Resolution as Necessary

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION RESTRICTING THE USE OF CITY-OWNED OR CITY-CONTROLLED PROPERTY FOR FEDERAL CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES; AND,
2. AUTHORIZE THE CITY MANAGER TO IMPLEMENT THE RESOLUTION AS NECESSARY.

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Item C-13

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

THAT THE CITY COUNCIL: RECEIVE AND FILE THE BIENNIAL WRITTEN REPORTS SUBMITTED BY THE COMMISSIONS, BOARDS, AND COMMITTEES.

MOVED BY COUNCIL MEMBER O'BRIEN, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE ITEMS C-1 THROUGH C-13.

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Action Items

Item A-1

(1) Consideration of Updating the Culver City Municipal Code Food Truck Regulations, including a Potential Food Truck Permit Program to Regulate the Operations of Food Trucks throughout the City; and (2) Direction to the City Manager as Deemed Appropriate

Adam Ferguson, PRCS Deputy Director, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding Code Enforcement; the complaint-driven process; and complaints received within the last year.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Crystal Alexander PRCS Commissioner, indicated speaking as an individual; discussed previous PRCS Commission examination of rules and regulations regarding the parks system with a presentation to the City Council and ultimate adoption; the need to regulate things in the parks; balancing rules with the needs of the community; and she suggested that the item be directed to the PRCS Commission.

Luke Lucas, Windsor Hills Pizza, discussed solutions to the portion of the municipal code for street vendors; the range of restrictions that make selling food from a trailer or food truck impractical; time limits; proximity to parks; time to set up and get ready for service; he proposed a fair permit process for a limited number of vendors to sell food at parks; discussed the goal to create a space for families to enjoy community at the park; and he suggested an adjustment to allow three street vendors per night at the park.

Heather Baker, City Attorney, clarified that the ten minute limit provision is outdated with regard to state law and therefore not enforced.

Melissa Sanders encouraged update of regulations before coming to a City Council meeting to vote on them; discussed benefits to the community; looking at options; she opposed restrictions on small business owners; wanted to see Culver City go back to being community oriented and favorable to the middle class; asserted that the City Council would not solve the fiscal emergency brought on with projects like Jubilo Village; and she asked that Culver City be fixed properly and not on the back of small business owners.

Kazia Cumbler asserted that Windsor Hills Pizza made Culver City a wonderful community-oriented place to be every Wednesday; she asked that Culver City make an exception for Windsor Hills Pizza; and invited everyone to come and share pizza with them.

Kristin Meehan provided background on herself; discussed Tuesday nights at her park with Windsor Hills Pizza; noted that Windsor Hills Pizza had given her kids jobs; and she asked that the City Council please consider changing the code to allow other Culver City kids a chance to work for the amazing business.

Rachel Esman discussed the impact of Windsor Hills Pizza on the community; sustained community activation; and she suggested a better regulatory framework for food trucks.

Jim Lucas provided background on himself; discussed the high value added to the parks system; and he asked that Culver City make adjustments to accommodate vendors.

Ana Heard provided background on herself; discussed the importance of maintaining Windsor Hills Pizza built around community and bringing people together; creation of gathering spaces for families and friends; shaping the identity of the community; food that keeps people coming back; indicated that her brother is a smallbusiness owner in Culver City; discussed all that goes into running a small business; building relationships and creating something meaningful for the community; the importance of supporting small businesses; and keeping the small town feeling alive in Culver City.

Anna Lucas reported working for her brother at Windsor Hills Pizza; discussed community built through the business; and growing in the community.

Sara Wechsler was called to speak but was not present in person or online.

Discussion ensued between staff and Council Members regarding appreciation for the public comment; community built around the business; the importance of setting clear policy for anyone who wants to do business in Culver City; support for engaging in a review process; number of operators allowed per location; fees; scheduling; support for remanding the matter to the PRCS Commission for consideration; calls received for specific issues; trash left in the park; outreach to the neighborhoods in order to understand issues; mitigating challenges moving forward; and the need for rules and guidelines.

Additional discussion ensued between staff and Council Members regarding the inability to favor one business; allowing variation among vendors; limits based on size of parks; being cognizant of the neighbors; the need for thoughtful consideration; the affordability factor; and allowing continued operation while things are being considered.

Further discussion ensued between staff and Council Members regarding research into policies of other comparable cities; similar regulations with proximity to schools and parks; street safety; other vendors who have tried to operate at parks and have dealt with Code Enforcement; understanding the scope and the intention of the code; openness to creating a program considered by the PRCS Commission; ensuring there is a rationale to policies and following them; and creation of an ad hoc subcommittee if the PRCS Commission does not have the space to address the issue in a timely manner.

Discussion ensued between staff and Council Members regarding support for more convenient affordable options for food; 15 minute cities; benefits to food trucks; the need for clear guidelines; moving limits; receipt of input from the adjacent community; permit costs; concern with relaxing enforcement; allowing discretion to the Interim PRCS Director to design an interim process for a trial period while the permanent program is being put together; the county micro-enterprise home kitchen operation; and accessory dwelling units and accessory commercial units.

Additional discussion ensued between staff and Council Members regarding the inability to selectively enforce food trucks; the need to temporarily fit within a currently existing structure; prioritization of certain enforcements based on needs and challenges Culver City faces; statutes; the law; authorization of the Planning Director to focus on unhoused situations;

complaint-driven enforcement; and a suggestion to increase the number of allowable permits per year and reduce permit fees.

Further discussion ensued between staff and Council Members regarding appreciation for the work of staff; congratulations to Windsor Hills Pizza on the success of their business; creating community; issues related to public health; balancing small business support with neighborhood impacts; effective enforcement and equity frameworks; feedback from neighbors; research into the 300 foot restriction and whether original intentions are achieving intended goals; protecting and balancing public health while supporting small businesses; concern with length of time involved to if the issue is remanded to the PRCS Commission; the potential timeline for Commission involvement vs. getting the item directly to the City Council; ensuring the ability for the public to provide input into placement and hours; City Council consensus that the PRCS Commission form an ad hoc subcommittee to work on the issue directly including review of the 300 feet restriction; and initial consideration of food trucks at parks and then expanding consideration of the matter City-wide.

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Item A-2

Discussion of Annual Earth Day and International Walk to School Day Celebrations; (2) Approval of a Street Closure Along Elenda Street Between Culver Boulevard and Along Farragut Drive Between Elenda Street and Coombs Avenue on Wednesday, April 22, 2026; and (3) Direction to the City Manager as Deemed Appropriate

Andrew Maximous, Mobility and Traffic Engineering Manager, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Mary Daval expressed support for the event and urged the City Council to continue and expand it to include International Walk to School Day; she proposed expanding the closure to Washington Boulevard so that the La Ballona Community could be included; discussed last year's event; prep time; actual street closure time; positive impacts; and the community experience.

Melissa Sanders asserted that the previous event was a failure

and not a way to celebrate Earth Day; discussed the number of people who were absent or tardy last year as a result of the event; wasted money that could be better spent on other things; she did not want to see the whole street closed; noted that people in the community needed to drive to work; and she asked the City Council not to do the event.

Marci Baun, a PRCS Commissioner speaking on behalf of herself, asserted that last year was a failure; discussed comments made by Jim Shanman indicating that the event would not be done again and the number of people helped by one of the volunteers; children being brought to school late; the picture shown of the event; and she asked the City Council to not support the event.

Michelle Weiner reported volunteering at the event; noted different perspectives; discussed the debrief last time to look at ways to improve the first-time event next year; allowing people the opportunity to experience the street as an event space for two hours; celebrating Earth Day by walking and biking to school unimpeded by car traffic; and she echoed comments in support of celebrating National Walk to School Day in a similar manner and extending it to La Ballona.

Discussion ensued between staff and Council Members regarding outreach; dissatisfaction; lack of response from principals either praising or criticizing the notification about City Council consideration of doing another Earth Day event; feedback regarding insufficient outreach to the School District; additional outreach planned once the event has been approved to move forward; ensuring current contact information is being used and the appropriate people are being communicated with; concern with negative effects of the event to school attendance; other events that do not require street closures; neighbor-initiated efforts; neighbors with accessibility issues; and letting the kids feel safe riding their bicycles with cars parked on the street.

Additional discussion ensued between staff and Council Members regarding looking at ways to improve the event moving forward; the goal of Earth Day; rollbacks and repeal of protections by the federal government; disruption of normal street use to achieve the goal of raising awareness; ensuring that stakeholders are part of the process; involvement of Culver CityBus; amplification of the Go Pass Program; diversity of experiences by community members; the importance of continuing the event; the short period of time that things are disrupted; length of time since the last City Council/CCUSD meeting; moving

forward more intentionally; expansion for International Walk to School Day; and support for the proposed street closure on April 22.

Further discussion ensued between staff and Council Members regarding appreciation to staff for their efforts; people who enjoyed the event last year; Go Pass signups; event length; length of the street closure; Ciclavia; alternate routes for those with disabilities; the three driveways affected on Elenda; providing accommodations; support for having the event included in the budget for 2027; number of CCPD personnel employed for the event; labor costs; ensuring safety and a low risk of intrusion; use of barricades; cost of officers vs. renting equipment; having events at other schools; spreading out events; cost analysis; holding events at different venues to allow others to have a chance to participate; and staff agreement to bring back information on costs to expand the event in October.

Discussion ensued between staff and Council Members regarding the opportunity to educate youth and raise awareness about the environment; support for moving forward with over-communication; meeting with neighbors to receive feedback; support for expansion of the event in future years; outreach to the tri-school area to gain Average Daily Attendance information; the inability to leave cars in the area during the closure for the event; liability and safety; and data indicating that tardies still count as being present.

MOVED BY VICE MAYOR FISH AND SECONDED BY COUNCIL MEMBER MCMORRIN, THAT THE CITY COUNCIL:

1. OUTREACH TO THE TRI-SCHOOL AREA TO REQUEST AVERAGE DAILY ATTENDANCE INFORMATION FROM SCHOOLS ON THE 2025 EARTH DAY AND INTERNATIONAL WALK TO SCHOOL DAY CELEBRATION; AND,
2. APPROVE THE 2026 EARTH DAY AND INTERNATIONAL WALK TO SCHOOL DAY CELEBRATIONS; AND,
3. APPROVE FUNDING IN THE 2026-2027 BUDGET FOR INTERNATIONAL WALK TO SCHOOL DAY; AND,
4. APPROVE A STREET CLOSURE ALONG ELENDA STREET BETWEEN CULVER BOULEVARD AND ALONG FARRAGUT DRIVE BETWEEN ELENDA STREET AND COOMBS AVENUE ON WEDNESDAY, APRIL 22, 2026; AND,
5. INQUIRE ABOUT THE USE OF ROAD BARRIERS TO REDUCE COSTS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item A-3

CC - (1) Discussion of Options for City Council Participation in Preparation for the 2026 FIFA World Cup and 2028 Summer Olympics; and (2) If Desired, Retention of the Existing Ad Hoc 2026 FIFA World Cup and 2028 Summer Olympics Preparation Subcommittee and Consideration of Appointments thereto; or (3) If Desired, Appointment of One Member of City Council to Work with City Staff on the 2026 FIFA World Cup and 2028 Summer Olympics Preparation; and/or (4) Other Direction to the City Clerk as Deemed Appropriate

Heather Baker, City Attorney, provided a summary of the material of record.

Mayor Puza invited public comment.

The following members of the public addressed the City Council:

Edward Wolkowitz provided background on himself; discussed rejection of the complaint of a conflict of interest by the FPPC (Fair Political Practices Commission); concern about representation of Culver City in connection with FIFA and The Olympics; and he urged the City Council to keep the Subcommittee as it currently stands.

Philip Lelyveld expressed agreement with the previous speaker; discussed a previous Council Member majority that did not work to compromise with differing opinions which mobilized many residents to work hard to flip the majority; money raised by Council Member O'Brien from small donors in Culver City; votes received by Council Member McMorris; trust; he asked the City Council to reject the item; discussed concern with a return to the abuse of majority power and divisive politics; the ability of Council Member O'Brien to separate his job from doing what

is best for Culver City; and he asserted that everyone had conflicts of interest but there was trust in all Council Members.

Ronald Ostrin, with one minute ceded by Leslie Ostrin, echoed previous comments; discussed Mayor O'Brien's State of the City; his energy, connection, and professionalism; the ideological power play; he recommended that the City Council not break what was not broken; expressed concern with losing a great resource for Culver City; discussed racist overtones; and he asked that Council Member O'Brien be allowed to continue his work.

Judy Scott provided background on herself; discussed levity and cooperation among previous Council Members; and she expressed concern with removing Council Member O'Brien from existing subcommittees.

Monica Rogasch echoed previous comments and she asserted one should trust but verify noting that if Council Member O'Brien could not be trusted, she was not sure what they were doing there.

Cindy Bailey was called to speak but was not present in person or online.

Jamie Wallace expressed support for the work ethic of Council Member O'Brien and his efforts on the Olympics; discussed technical difficulties watching the previous City Council meeting; lack of an issue according to the FPPC; and she felt Council Member O'Brien should be allowed to remain on the Subcommittee.

Dan Morrical provided background on himself; felt compelled to speak up about efforts to change the Subcommittee; discussed work with Council Member O'Brien on a number of projects; and he felt that Council Member O'Brien could be trusted to do the right thing.

Ehsaan Mesghali was called to speak but was not present in person or online.

Kevin Lachoff asserted that he has time ceded; noted that he served on several community organizations, but his comments were his own; discussed the proposed reorganization; the importance of ethics and public trust; lack of a determination that there is inherent or actionable conflict; concern with setting a

precedent where perceived or hypothetical concerns outweigh ethics guidance and existing safeguards; difficulty replacing years spent developing relationships with international delegations, sports organizations and partners for the once-in-a-generation opportunity; concern with a real setback to Culver City and the ability to participate and benefit; appropriate tools to address issues; he noted that engaged stakeholders and community members were paying close attention to the process; discussed accountability; Council Member O'Brien's long-standing reputation for integrity and service in the community; hypothetical concerns vs. real benefit; global positioning; addressing discomfort by providing regular public updates to the full City Council while maintaining the existing full City Council public meeting format rather than a subcommittee or removing the experienced contributor; and he encouraged using ethics tools already in place.

Crystal Alexander indicated speaking as an individual rather than as a Commissioner; discussed her previous comments in support of the New Zealand House; shared a quote from International Olympic Committee President Kirstie Coventry; encouraged the City not to forget their values; discussed information from the City Attorney and the FPPC; lack of a reason to restrain the work of Council Member O'Brien on FIFA and the Olympic games; work she does on her Commission and ad hoc subcommittees; work put in by Council Member O'Brien; and she asked the City Council not to remove Council Member O'Brien.

Britta Eriksson discussed countries that might choose Culver City; her international tax business in Culver City; interaction with consulates; the work of Council Member O'Brien to raise the visibility of Culver City internationally; other cities being considered; trust; the crucial process; and she asked that Council Member O'Brien not be taken off the Committee as she felt he was key to success at this time.

Tommy Whitaker indicated being a PRCS Commissioner speaking on behalf of himself; discussed the original ad hoc subcommittee chosen; concern with setting back established connections by changing the structure of the subcommittee several months before the first game; extensive work done to establish new relationships for Culver City; and his trust in Council Member O'Brien to make choices for Culver City over everything else.

Melissa Sanders echoed previous comments in support of Council Member O'Brien; expressed displeasure at the Council Members

who brought the issue forward; and she discussed conflicts of interest for Council Members.

Marci Baun indicated being a Commissioner speaking on behalf of herself; discussed the business of running the City; concern with the potential removal of Council Member O'Brien as a successful point person; trust; making Culver City look like a town that does not know how to handle its own business; she noted the importance of working together and doing the right thing; and she asked that Council Member O'Brien be kept on the Subcommittee.

Meg Sullivan provided background on herself; discussed complexities of the Brown Act; retention of a single Subcommittee for both games with Council Member O'Brien serving; making the most of the once-in-a-generation opportunity; lack of merit for the conflict of interest concerns; development of a reputation as an open ear to all perspectives in Culver City and a champion for all local businesses; the only Council Member who has attended meetings for her neighborhood improvement district; she felt that Council Member O'Brien's new position with the Chamber of Commerce would provide valuable synergy; and she noted General Fund reliance on sales and hotel taxes.

Ross Pirot discussed statements by Vice Mayor Fish that he would recuse himself if a potential conflict arose with his job and faith in Council Member O'Brien to do the same; lack of a determination of a conflict from the FPPC; trust vs. politics; real-world consequences to political maneuvering; significant potential revenue and long-term economic opportunities from Olympics partnerships; financial consequences in a time of fiscal peril; and he urged the City Council to allow Council Member O'Brien to remain on the World Cup and Olympics Subcommittee.

Lana Negrete provided background on herself; expressed support for Council Member O'Brien; discussed his efforts on the Olympics; collaboration across cities; proactive leadership; the economic development and hospitality opportunity; regional coordination challenges; and she expressed support for keeping Council Member O'Brien on the Subcommittee.

Khin Khin Gyi noted that no one on the world stage wanted to deal with a divided country; discussed tariffs; trade deals signed with other more reasonable countries; commercial forces competing for contracts during FIFA and the Olympics; and she

asked that the existing Subcommittee be retained noting clearance from the City Attorney and the FPPC.

Dana Amy Sayles noted that all Council Members would still be serving and able to participate when the Olympics comes in 2028; observed that not one speaker had spoken negatively about Council Member O'Brien; discussed Council Member O'Brien's leadership; moving forward the best people to execute; noted that not allowing other Council Members to serve was not a missed opportunity; and she expressed support for keeping Council Member O'Brien on the Subcommittee.

Cathi Green-Bratton provided background on herself; discussed her experience with and support of Council Member O'Brien; and she urged the City Council to follow the FPPC and City Attorney findings that there are no ethical or legal determinations that would disqualify him from continuing to serve on the FIFA Olympics Preparation Subcommittee.

Alan Schulman asserted that it was not the time to make a decision that could negatively impact the economics of Culver City; discussed struggles in Culver City; economic consequences with taking the lead salesperson out of the game; his advocacy of Council Member O'Brien; push and pull with former Council Member Steve Rose; finding a neutral zone to bring the entire City together; the Downtown Business Association (DBA); impacts to the downtown area; and he asked that Council Member O'Brien be kept on the Subcommittee.

Jeannine Wisnosky Stehlin, with one minute ceded by Jack Stehlin, asserted that there was no legitimate justification to remove Council Member O'Brien from the Subcommittee noting that he was a consistently committed volunteer to Culver City; discussed complaints vs. conflict of interest determinations; concern with setting a troubling standard with structural decisions made on unadjudicated claims; the presumption that elected officials can evaluate potential conflicts and act accordingly through recusal; governance standards; relationships built; international connections that position Culver City to benefit from global visibility, investment, and economic opportunity; disruption of continuity; risk of undermining confidence of external stakeholders; the appearance of political motivation; erosion of public trust; generating avoidable controversy; and she asked that Subcommittee assignments be maintained.

Hector Marin discussed concern that the person responsible for building trust and excitement is in danger of losing their space on the Subcommittee; questions raised by voices in the community; those who voted for Council Member O'Brien and reasons he was elected; he suggested that a poll be taken; and he asked the City Council to allow Council Member O'Brien to continue growing the event for Culver City.

Denise Neal reported being asked to be a keynote speaker for the kickoff for the venture funding livestreamed to 184 countries; she asserted that Council Member O'Brien was a crucial part of the process; asked that the City Council not undo the work he had done; discussed ethically and strategically getting funding and work done; and she asked that the Subcommittees be kept intact.

Discussion ensued between staff and Council Members regarding questions about potential conflict between leading an organization and business in the City and serving on a City body that potentially sets policy impacting those businesses; Committee assignments made before the announcement about the Chamber CEO appointment; timeliness of the request for reconsideration; rumors; the external complaint; ad hoc subcommittees dealing with business procedures that do not meet publicly; concerns with a lack of transparency; the definition of a conflict of interest and of a chamber of commerce; duties of Council Members in selections they make; the FPPC as a separate body; concern that an individual with a financial interest to represent a stakeholder should not be making policy decisions in another role that would positively impact that stakeholder; the fact a salary is being drawn; direct fundraising from businesses; character and leadership; the role of the City Council to represent all stakeholders; the feeling that there is not only one way to do things or one person to do the work; the standard of care and oaths taken when appointed; the fact that no subcommittee should belong to one Council Member as the positions are in service to the entire community; the duty to bring the issue to light; and ensuring that all community members know who is working for them in public and private meetings.

Additional discussion ensued between staff and Council Members regarding appreciation for the speakers; rejection of the FPPC complaint; widespread support for Council Member O'Brien; character; work ethic; checks and balances; allowing space to discuss issues; trust; the City Attorney determination; lack of

complaints about integrity; places where everybody talks to everybody; Olympic and Paralympic housing; sponsors; plans for Santa Monica; the once-in-a-lifetime event; an ecosystem of individuals working to create the best experience possible for the community and for the Olympics; the fact that Council Member O'Brien made the position personal; the different type of position; reliance on relationships and contacts; trust that the City Attorney and Council Members would speak up if a conflict of interest comes up; and support for leaving politics out and keeping the positions as they are.

Council Member Vera moved to keep the Subcommittee positions as they are with Council Member O'Brien and Mayor Puza serving. Council Member O'Brien seconded the motion.

Further discussion ensued between staff and Council Members regarding acknowledgement of the great work done on the Subcommittee, especially for the leadership of Council Member O'Brien; lack of information about Council Member O'Brien's appointment when subcommittee appointments were made; vigilance with potential conflicts of interest for all Council Members with their outside employment; legitimate questions received about the role of the Chamber of Commerce, it's advocacy work including how the Political Action Committee (PAC) could influence City Council decisions; questions echoed by community commentators who have brought up ethical concerns; absence of an alleged impropriety complaint received; concern with removing a Council Member from a committee assignment in the absence of any finding of wrong doing; acknowledgement that concerns raised are not frivolous including how the Chamber role may impact Council Member O'Brien's work on the Minimum Wage Subcommittee, the Short Term Rental Policy Subcommittee and the Digital Kiosk Program Subcommittee; impacts on the local business community; great work done by the Chamber of Commerce which is a political advocacy organization; information on the Chamber of Commerce website; a request already sent by Culver City to the FPPC seeking guidance on what matters may require recusal; a request for a memo from the City Attorney's office evaluating assignments, assessing where potential conflicts could arise, and providing clear guidance to the City Council on membership and participation while waiting for the FPPC opinion to provide legal clarity for the community; the need for closure on the issue; and providing confidence in how the issues are being handled and reassurance to the public.

Discussion ensued between staff and Council Members regarding

acknowledgement of the importance of the conversation and questions about transparency and potential conflicts of interest; public trust as foundational to the work; concern with the insinuation that staff would let work fall through the cracks; framing the issue as though only one person can do the work; Culver City as the face of the Olympics, rather than one single Council Member; collective representation of the community by the City Council; acknowledgement of the time and work done by Council Member O'Brien; the inability of any one Council Member to claim ownership of an assignment; Council assignments made by the City Council as tools to work more efficiently with all decisions ultimately coming back before the full City Council for public discussion and approval; historic continuity; due process in politically charged times; the importance of proceeding methodically and fairly; support for appropriate investigation of potential conflicts; concern with acting before clear guidance is available; support for keeping things the same or creating a standing committee of all Council Members; binding action that comes before the full City Council for a vote; clarification regarding the FPPC letter and the other request for information when Council Member O'Brien was contemplating taking the Chamber of Commerce position; lack of a response from the FPPC; the complaint letter alleging FPPC violations; lack of a finding for a violation based on information provided; and enforcement vs. a request for advice.

Council Member O'Brien discussed building trust in the community; the legal definition of conflict of interest; he read a letter he was instructed write to respond to the complaint upon attorney advice; he asserted that the Chamber of Commerce was not primarily a lobbying organization and did not currently have a legal PAC; discussed the mission of the Chamber of Commerce; he indicated that if an issue created a direct nexus between his public role and private employment, he would seek FPPC guidance and recuse himself if required; he asserted that there was no automatic conflict created by his position with the Chamber of Commerce; stated that he remained committed to transparency, compliance, and serving the community with integrity; he noted that for there to be a nexus there would have to be a situation that materially impacted his financial situation; discussed general benefit to the public; diversity of representation in the Chamber of Commerce; he noted that 90% of businesses downtown were not members; discussed decisions impacting a few businesses; lack of impact to his income; small businesses; staff as a throughline of continuity; he discussed his unique expertise, experience and contacts; his passion for

sports and for the Olympics; the critical diplomatic effort; asserted that pulling him from the Subcommittee would complicate things; he hoped the City Council would vote to move forward to retain the current membership on the Subcommittee; discussed the FPPC response; direction from the City Attorney; addressing concerns; recusal from consideration of the direct MOU with the Chamber of Commerce; and addressing other issues as they arise.

Additional discussion ensued between staff and Council Members regarding support for the initial suggestion of a five person body; changes by the Metro Board from a committee to a special meeting for the Olympics and the World Cup; the opportunity to provide more transparency and for all Council Members to be part of the process; lag with requests to the FPPC in terms of clarity; and the minimum wage discussion as a clear conflict.

Council Member McMorris proposed a substitute motion to direct City staff to put a regular item to provide an update to City Council on preparation activities for the 2026 FIFA World Cup and 2028 Summer Olympics events on the City Council agenda on a bi-weekly or monthly basis and receive feedback from the full City Council.

Further discussion ensued between staff and Council Members regarding support for the proposed motion if the subcommittee is kept with regular staff reports back to the City Council similar to the homelessness report backs; the importance of receiving feedback from the full City Council; special quarterly meetings as opposed to a subcommittee so the body has a whole can be involved; and current subcommittee meeting frequency.

MOVED BY COUNCIL MEMBER MCMORRIN AND SECONDED BY VICE MAYOR FISH THAT THE CITY COUNCIL DIRECT CITY STAFF TO PUT A REGULAR ITEM ON THE CITY COUNCIL AGENDA ON A BI-WEEKLY OR MONTHLY BASIS AS DETERMINED BY STAFF TO PROVIDE AN UPDATE TO CITY COUNCIL ON PREPARATION ACTIVITIES FOR THE 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS EVENTS AND RECEIVE FEEDBACK FROM THE FULL CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Mayor Puza moved to leave the Ad Hoc 2026 FIFA World Cup and 2028 Summer Olympics Preparation Subcommittee as currently

constituted and separately he asked that the City Council agendize consideration of establishing a standing committee after FIFA. Vice Mayor Fish seconded the motion.

Discussion ensued between staff and Council Members regarding receipt of an informational memo about subcommittee assignments while waiting for the FPPC opinion letter.

MOVED BY MAYOR PUZA AND SECONDED BY COUNCIL MEMBER VERA THAT THE CITY COUNCIL: LEAVE THE AD HOC 2026 FIFA WORLD CUP AND 2028 SUMMER OLYMPICS PREPARATION SUBCOMMITTEE AS CURRENTLY CONSTITUTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Discussion ensued between staff and Council Members regarding clarification on the role of the City Attorney in conflicts; assistance provided to Council Members to walk through the evaluation, criteria, and rules so they can determine whether they are in a position to participate; what would be included in the memo; submission of a request to the FPPC for guidance on potential conflicts on specific items vs. the general request submitted about general service on the City Council; specific agenda items; the Zwick letter; waiting to see what the response is and then moving forward; consensus to direct the City Attorney to provide guidance on the Minimum Wage Subcommittee; making information available to the public; the attorney/client privileged document; potential for extracting conclusions to create a statement for the public; understanding next steps with the committees; concern with delaying work on policy matters; clarification that Council Member O'Brien had not delayed any processes; clarification that in the past the FPPC has not gotten very specific; the need to agendize discussion of making an additional request to the FPPC around subcommittees if the advice being sought currently does not contain that; and the ability for Council Member O'Brien to pursue the matter.

Council Member O'Brien agreed to submit requests for guidance to the FPPC.

Additional discussion ensued between staff and Council Members regarding expedited assistance to Council Member O'Brien with

the FPPC request for guidance on the minimum wage issue, the short term rentals issue, and the kiosk issue; the need for the City Manager to evaluate the kiosk issue coming back March 9; remaining issue-focused with the FPPC; concern with overlap with signage; the ruling in the opinion letter on Council Member Zwick in Santa Monica; and appreciation for taking the matter seriously and going through the proper channels.

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Item A-4

CC - Discussion of (1) the Professional Services Agreement with Good Guard Security, Inc. for Security Services at City Council Meetings; and (2) Other Ways that the Funding for that Agreement Could Be Used

This item was pulled from the agenda.

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Items from Council Members (Continued)

Council Member Vera received unanimous consensus that when the meeting is adjourned that it be adjourned in memory of former Council Member Carol Gross.

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Public Comment - Items Not on the Agenda (Continued)

Mayor Puza invited public comment.

The following member of the public addressed the City Council:

Denise Neal asked about scheduling a Zoom and in-person meeting regarding public/private partnerships with the hedge fund and Manchester Bidwell and other entities; questioned the status of the multi-jurisdictional law enforcement substations for Fox Hills and Ivy Station; and the need for funding to make the FIFA Botts Field happen.

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Council Member Requests to Agendize Future Items

Vice Mayor Fish discussed other municipalities that have passed bans on drive-throughs; environmental harm; lack of walkability; and he received consensus from Mayor Puza and Council Members McMorris and O'Brien to direct staff to explore a potential drive-through ban in Culver City or remand the issue to the Mobility Subcommittee.

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Council Member McMorris discussed the life and legacy of Jesse Jackson noting that civil rights wins are very fragile.

MOVED BY VICE MAYOR FISH, SECONDED BY COUNCIL MEMBER VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADJOURN IN MEMORY OF REVEREND JESSE JACKSON AND FORMER COUNCIL MEMBER CAROL GROSS.

Adjournment

There being no further business, at 11:16 p.m., 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 Reverend Jesse Jackson and former Council Member Carol Gross to a regular meeting to be held on March 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

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: _____