



2022 Applications for Culver City Commissions, Boards, & Committees Interim Appointment Cycle

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COMMITTEES

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Application Form

Profile

Thank you for your interest in volunteering your time and expertise to the Culver City community. The information contained on this application is for use by the City in reviewing candidates to fill vacancies on City Commissions, Committees, and Boards. During consideration of applicants, the City may consider the information contained in this application, any required supplemental questionnaire, and any other publicly available information. An appointment to any Commission, Board or Committee is at the discretion of the appointing authority.

Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney's and City Clerk's Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Civil Service Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Gurbinder

First Name

Ghotra

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

9

Primary Phone

Alternate Phone

Employer

Job Title

Gurbinder Ghotra

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

n/a

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Google - Global Ads Partnerships, July 2021-Present Facebook (Meta) - Business Engineering and Partnerships, July 2015-July 2021 Hulu - Partner Operations, June 2014-June 2015

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

University of California, Berkeley - Bachelor of Arts, Political Economy; Goldman School of Public Policy Minor

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Advise the City Council on all matters concerning the civil service system and improve the lives of all city constituents.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

Public Policy Minor

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As the position requires

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

By Mail: Office of the City Clerk
9770 Culver Blvd.
Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook/Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

☒ Other

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

Application Form

Profile

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State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
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A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

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Important Information

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You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

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Which Boards would you like to apply for?

Civil Service Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Sal Lapardo
First Name Last Name

[Redacted]
Email Address

[Redacted]
Street Address

[Redacted]
City

[Redacted]
Suite or Apt

[Redacted]
State

[Redacted]
Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

30+

[Redacted]
Primary Phone

[Redacted]
Alternate Phone

Self Employed
Employer

Business Owner
Job Title

Sal Lapardo

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

No

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Worked with Gabe Garcia and others on the bike path committee for the new bike path on Ellenda between Culver Blvd and Washington Blvd. approximately two or so years ago. Help at Saves in Culver City: St. Augustine's. Knights of Columbus, St. Timothy's: multiple charity events. Community outreach: Nazareth House and other assisted living facilities in the area. Donate and support Beit T' Shuvah in Culver City.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Self employed business owner for the last 30 years to present.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

High school

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

I see myself as being a constructive part of the team in all aspects.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I have been involved in everyday decisions and policies for over 30 years.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

30 years business experience, constructive mediation skills and a deep interest in participating in the community.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

Being present at all civil service meetings and abide by and implement policies set by the City Council.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I have been to numerous city council meetings. I have not been to a civil service meeting yet.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As much time as is necessary, my schedule is open and flexible. It is my understanding the commission requires about one hour a month depending on the agenda.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I love living in Culver City for the past 30 years and desire to be an asset to the council and become more involved in city agendas.

Sal Lapardo

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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Outreach Question

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☒ Website/Email

Supplemental Questions

Thank You

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You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

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- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
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Which Boards would you like to apply for?

Civil Service Commission: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Michele

First Name

Van Gelderen

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

11

Primary Phone

Alternate Phone

State of California, Dept. of
Justice

Employer

Supervising Deputy Attorney
General

Job Title

Michele Van Gelderen

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Board member (VP Community Relations, Treasurer), of Cal-Tot Child Care Center, a non-profit child care provider and preschool in DTLA - Los Angeles Social Justice Committee - Temple Isaiah - Los Angeles

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Deputy Attorney General with the CA Department of Justice, Consumer Protection Section, 1998-present

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Stanford University, AB in psychology, with honors and distinction, Phi Beta Kappa UC Berkeley, JD
Member of the California Bar

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

To recognize Culver City employees' accomplishments, and to ensure that employees are treated fairly and also held accountable.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

To serve Culver City and its employees.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I am a longtime public servant with firsthand experience in civil service issues.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

With diligent preparation and attention to detail.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

One meeting, in December 2021

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

Approximately 15-20 hours per month

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Advisory Committee on Housing and Homelessness

Jim

First Name

Buck

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

5

Primary Phone

Alternate Phone

Employer

Job Title

Jim Buck

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Communication with various Culver City officials regarding homelessness and Veterans Park issues

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Highschool, some college, broadcasting school

Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Advising the Committee on Housing and Homelessness

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

To provide my experience as a homeless man to provide Culver City with a better understanding of the issues the city faces in dealing with homelessness.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I have been homeless in Culver City for five years and for 11 years I rented to homeless and low-income persons as an apartment building site manager for a Low-Income Housing Tax Credit (LIHTC) building.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I believe it will be learning what Culver City's understanding of its homeless issues are and providing my experienced insight to help resolve or advance those issues to the next level and a solution.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

None. It was suggested to me by Council Member McMorris in November that I apply for this vacancy, but I have read and critiqued Culver City's 2018 Three-Year Plan to End Homelessness and discussed same with Tevis Barnes, former head of the homeless committee..

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

10-20 hours.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I am preparing a policy proposal which will be the basis from which I will make my advisements, but I need more time to prepare it. I will send it to the city clerk's office via email once I have finished it.

Please upload a file to attach supplemental information, if desired.

Jim Buck

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

By Mail: Office of the City Clerk
 9770 Culver Blvd.
 Culver City, CA 90232

By Fax: (310) 253-5830

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If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook, Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

☒ Other

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

Jim Buck

Objective: To obtain the now-vacant position on the Culver City Advisory Committee on Housing and Homelessness to which I am obviously well-qualified

2017 – Homelessness

present

Continue to live in car parked in various lots and on various streets
Continue to use public restrooms at Veterans Park
Current client of local mental health services organization
Current recipient of food stamps and Medi-Cal
Temporarily received General Relief
Temporarily relied on recycling plastic bottles and aluminum cans to help pay bills in order to survive
Various contacts with police as object of resident complaints
Recipient of unkind treatment by Culver City residents for recycling
Helped and treated kindly by Culver City residents for various reasons
Victim of attempted robbery in Culver City while sleeping in car
Threatened with violence by various Culver City homeless
Found clothing on street and worn them when old clothing too tattered
Suffered medical issues due to having no money
Recipient of civil debt judgment and numerous collections efforts due to no access to legal protections, services and understanding of rights
Found food in park and ate it when desperately hungry
Given food in park by picnickers and ate it when desperately hungry
Received meals from Grace Lutheran Church, witnessed other homeless arguing with each other and treating staff with no appreciation for food
Spent time in Culver City and Mar Vista libraries and witnessed homeless interactions with staff and understand how libraries benefit homeless persons
Have called Culver City police on suspicious and other persons for potential lewd and threatening behavior and acts
Continue to give money to other homeless

2020 – Worked with Culver City Officials on Homeless Issues

present

Read and critiqued Culver City's Three-year plan to end homelessness
Exchanged emails with Helen Chin and Tevis Barnes with ideas to help homeless people
Exchanged emails with various Parks, Recreation and Community Services employees about a variety of Veterans Park issues including free wi-fi

2006 – Rented to Homeless and Low-Income Persons in Hollywood

2017

Rented to numerous homeless persons taken from shelters
Dealt with various types of homeless persons outside building and as residents, including calling Section 8, care coordinators, and police
Evicted various homeless persons I had rented to for nuisance lease violations
Basic understanding of providing housing for homeless persons

Skills

Excellent writing skills

POLICY PROPOSAL TO THE CULVER CITY
ADVISORY COMMITTEE ON HOUSING AND HOMELESSNESS
TO ACCOMPANY THE APPLICATION OF JAMES BUCK
FOR THE VACANT SEAT ON THE ADVISORY COMMITTEE

Preface

This proposal is put forth as part of the application of James Buck to the vacancy on Culver City's Advisory Committee on Housing and Homelessness as an example of some of the advising I would offer.

I became homeless when I was fired from my on-site property management job. When you are fired as an on-site manager, you not only lose your job, but you also lose your place to live. Further, I was fired for a reason I do not consider valid (I was communicating with other site managers to determine ways to improve working conditions before a regional meeting), but California is an "at-will" state, and anyone can be fired for any reason.

Exacerbating my situation, I was suffering from burn-out and could not bring myself to go back to the rat race so soon. Also, my attempts to succeed in areas other than property management simply failed.

I suspect this is how many become homeless: terminated for no good reason, cannot become re-employed quick enough, lose their home, live in their car, their mental condition worsens, they cannot keep up their car payments, they lose their car, and, absent friends and family, they wind up in shelters or on the street in a matter of months, their mental health deteriorates, and their situation spirals downward.

Therefore, my approach is based on the Christian themes, do unto others and love they neighbor.

Introduction

Firstly, in reference to the 2018 Culver City Plan to End Homelessness, I would like to suggest that no state or municipality will be able to end homelessness until our veterans are properly taken care of, and child sexual abuse and other forms of child abuse are fully and permanently eradicated.

Other issues preventing a permanent end to homelessness in California are its mild climate. Also, other cities providing bus tickets to homeless to leave their cities. And where else it is better to be homeless than here because of the weather?

I believe it is no real solution to end homeless by rounding up homeless persons and dropping them off in Palmdale or Lancaster as I seem to recall reading in the minutes of a 2020 Homeless Committee meeting. Making the homeless someone else's problem is not ending it. We must treat the source. I have an uncle who was once an assistant chief at a volunteer fire department. He told a story that at one fire they poured tons of water on it and couldn't figure out why it wasn't extinguished, only to realize they had not shut off the gas. It is the same with homelessness. You cannot treat the result; you must stop it at the root cause.

Firstly, from my experience as a homeless person, I believe that any approach to homelessness must recognize that there are several types of homeless. There are those who, whether single or with families, have money and are living in motels. There are those who are living in cars or vans. There are those who are sheltered and there are those who are unsheltered. There are those who have mental health issues in varying degrees of severity, especially for homeless women who have been victims of sexual assault. And there are those who have physical health issues in varying degrees of severity as well.

There needs to be a quality of life for all homeless. This means food, medical, clothing and building relationships. The working theory is that the closer homeless people come to being happy, the closer they will want to begin living a more normal lifestyle.

For all, the level of the severity of their mental and physical health must be assessed. Those with severe and moderate mental and physical health issues must be dealt with separately.

I acquired food stamps and Medi-Cal at a monthly homeless outreach event called The Source at the Mar Vista library. I propose that the Culver City Julian Dixon library (where many homeless frequent) have a monthly event to provide homeless outreach. I have been coming to the Julian Dixon library nearly every day since 2018 and have not seen such an event. For elderly homeless, sign-ups for General Relief can be offered. And for all, sign-ups for Medi-Cal can also be offered.

General Needs

In addition to building more low-income housing and designing and building more practical and safe shelters, the basic proposal contained herein seeks to motivate people to become happier and healthier so that they will no longer want to be homeless. My believe is that once homeless people have their physical health and mental health needs taken care of, as well as drug and alcohol addictions treated, they will lose the “homeless mindset” and be more willing to seek a so-called normal life.

As a manager, I rented to homeless that came straight from shelters. And I had to evict some of them because they were not ready to live in an apartment community with a responsibility to other tenants. Being homeless is like deep sea diving to which there is an ailment known as decompression sickness. In diving the deeper you go your body compresses gasses, and if the diver rises to the surface too quickly their bodies are affected. In homelessness, the deeper you go, your mind compresses emotions, and if the homeless person experiences too rapid a rise, their minds can become affected. One couple I rented to constantly felt they did not deserve the apartment and were afraid they would lose it. Others may treat these feelings with drug and alcohol addiction. Before many homeless can become ready to live in an apartment, they need to decompress. And it is unfair to other tenants and building management to have to deal with homeless persons who sometimes seem to take glee in being difficult neighbors because they cannot be expected to abide by rules either because they had no rules while homeless or they are reacting to fears of law enforcement.

Establish a Culver City Homeless Authority to coordinate all programs geared toward preventing, combatting homelessness, and providing for the homeless.

Coordinate with Los Angeles County Department of Mental Health for in-field mental health services and drug and alcohol abuse outreach for the homeless.

Coordinate with Los Angeles County Health Services for in-field outreach so that homeless can be given Medi-Cal and their physical health can be maintained. Coordinate with homeless organizations for in-field drug and alcohol abuse outreach.

Food. I used to receive free meals from Grace Lutheran Church on Overland Avenue but stopped because there were too many disturbances caused by other homeless people, the pandemic allotment allowed me to eat at Ralphs, and the meals served were often small portions of gourmet meals which were not filling. Simply providing sustenance can be as inexpensive as rice and beans, which is hot, filling and nourishing.

Showers. I suggest the creation of a shower truck which is a flatbed truck divided into six stalls about the size of airplane toilets that parks in various regular spots five days a week at a site-specific time and allows homeless to take showers and change clothes no longer than 15 minutes per person per time.

Free wi-fi in parks. I suggested this to former Culver City PRCS director Corey Lakin last year and Veterans Park will soon have its very own wi-fi. This is especially necessary before the next pandemic or severe variant closes libraries.

Electric charging stations in parks for cell phones, computers, etc. I suggested this to Mr. Lakin last year when a Parks employee turned off an electric outlet many of us homeless were using at Veterans Park and Mr. Lakin said it was not in the budget. Perhaps funding can be found now that the Biden infrastructure bill has been passed. This is also especially necessary before the next pandemic or severe variant closes libraries.

Free or low-cost phones. This would enable homeless persons to maintain physical and mental health appointments, suicide preventions, and talk to friends and family who can help them stop being homeless. The Los Angeles Homeless Initiative has many programs for the homeless on their website; the problem is those the programs are intended to benefit do not have access to computers or the internet.

Signage and other media. Posters for suicide prevention, free food banks and hot meals, mental health resources, homeless resource programs, drug, and alcohol abuse programs should be posted in every park and other places homeless gather. Similarly, a card that can be downloaded from a Culver City Homeless Authority website and printed and given to homeless who ask for money for food, or those who look hungry that has the address, a map, and the food service provided (free hot meals, foodstuffs, etc.).

Legal. Homeless persons often become homeless owing a mountain of debt. This causes stress and anxiety, especially if collections agency(ies) is/are pursuing them. Having free or low-cost legal help in writing judgment proof letters could contribute to a release of stress and anxiety which lessen the abuse of alcohol and drugs and nicotine and make the homeless person more amenable to a positive, productive mindset.

End California's policy of employees being able to be terminated "at will".
Beginning January 1, 2023 any establishment that accepts the SNAP EBT card will be required to provide itemized receipts to show that the SNAP recipient was not overcharged, any amount refunded is what was paid, and that no sales tax was charged or they will be fined and/or forced to leave the program.



Political. Whether it be a law or program regulations or store policy, why is it okay to buy soda, candy, and cakes with a SNAP card, which has no nutritional value, but hot soup and hot coffee is not allowed? I have been prevented from buying hot soup at Ralphs and hot coffee at 7-11.

Register the homeless to vote. Teach them they have some measure of control over their lives and their future. Acquaint them with the Poor People's Campaign run by the Rev. William Barber. The feeling of being empowered will lift them up and help take them away from the homeless mindset.

Approaches to Homeless Types: A Proposed Overview

Homeless in cars. Provide mental health, food, showers, food stamps, Medi-Cal, housing, and shelters, if they want it, safe parking, tolerance of homeless parking in public lots, etc.

Homeless on street without severe mental health problems. Provide mental health services, food, showers, phones, general relief, food stamps, Medi-Cal, housing, shelters, etc.

Homeless with severe mental health problems. Nothing you can do. If they commit a crime, you can give them free room and board and three meals a day at the county's expense for as long as the courts deem necessary, then they are not homeless anymore.

Homeless to Homed: A Special Program. For homeless persons who want to try something new in their life and become homed, who want to chase their dream and cannot go back to the same grind that contributed to their homelessness, there is the possibility of a new program.

Culver City builds or adapts a structure into a 40-unit building comprised of small studios with bath and kitchen. It would be a project-based Section 8 building. On staff is a manager, a maintenance man, two therapists, and a case manager all on-site. One homeless person per studio. The people homed there must enroll in a low-cost college or trade school and take classes which Culver City will pay for. The residents may also work a part-time job doing something for the city 3-4 hours a day. Once they receive their diploma, or degree, or certificate of completion, they are moved out once they receive a good-paying job and a new home. Perhaps they would be allowed three strikes for minor violations of drugs, violence, alcohol abuse, and more. Guests to a minimum so as not to distract. Furniture, kitchen utensils, etc., are supplied if the homeless person does not have their own in a storage.

There would be six levels for the building. Basement parking, ground floor is manager, maintenance, therapists and case manager, lobby, mailboxes, manager's unit, second through sixth floors are the apartments. In the center is the stairwells (front and back), laundry facilities and small storage closets (four feet wide by eight feet deep).

A second building could be built for those enrolled in a trade school for plumbing, electrical, etc., that would not require as much time.

The same with homeless women who also have children. The only difference is the building is one-bedrooms and two bedrooms, and there is a day-care facility on-site and a therapist for the children.

This is an idea I had years ago. If there is already a program in place like this, go with it.

The partially destroyed building at 10744 Washington Boulevard has been in that hazardous condition for several years. The building could be condemned by the city, torn down, and the lot and the vacant one next door could be used to construct such a building as a trial to determine the feasibility of such a program. Or the lot could be used to build a new shelter unless neighborhood outrage prevented it.



10744 Washington Boulevard and vacant lot next door (address unknown)

The application process is not based on the past but on hope, and on the future. Plus, the individual must seriously want to end their homelessness.

Perhaps the buildings would be segregated by gender for the safety of the female inhabitants. The building would be staffed by dedicated, well-paid, and well-trained people. They must be enthusiastic about helping the homeless. No low-paid people who allow the building's culture to fall into disarray or leave for a better-paying job. There will be a vax and mask policy. All residents are automatically given food stamps and Medi-Cal. The building would be project-based Section 8 or a similar program. The education cost would be a scholarship arrangement between Los Angeles County and the school. In this way, we are making homeless productive citizens who are not continuing to be housed and still on public assistance.

Conclusion

Homeless people need to know that people care. They want to be helped, but they want their independence. They need a purpose and help realizing goals, but they do not want to feel they are a burden or accepting charity or they are a "case". Connecting to loving friends and family can perhaps lessen the number of homeless by utilizing the bond between loving siblings who they may have distanced themselves from because of shame or another reason.

While many people may think the approaches contained herein is a pampering of the homeless, I would simply remind them that this approach uses the Christian value of love thy neighbor. The homeless are our neighbors. By lifting them up we lift up our communities all over this country.

Humans have a built-in fight or flight response. Homeless people running from all forms of abuse and addiction have chosen flight. Many have run to the depths of their minds just to survive. We must meet them where they are in a kind and gentle manner to build trust before we can really end their homelessness.

#

Application Form

Profile

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Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney's and City Clerk's Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Jonathon

First Name

Dilworth

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

3

Primary Phone

Alternate Phone

C & D Partners

Employer

Owner

Job Title

Jonathon Dilworth

Are you a Culver City business owner/operator?

☒ Yes ☐ No

If you are a Culver City business owner/operator, please list how many years.

3

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I am a small independent residential real estate developer & builder. In the past, I have worked for Penny Lane Centers building permanent supportive housing for emancipated youth and I've worked for some of the largest real estate family offices in Los Angeles. I believe my experience in this field and deep real estate industry knowledge can be valuable to the discussions around solving the homelessness problems our city faces.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

C & D Partners, Owner - Real estate development, SFR & apartments, 6 years Consultant - Real estate investment & estate planning, 9 years Compass Acquisition Partners, VP Finance, 2 years Penny Lane Centers, Property Development Manager, 2 years

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Western Michigan University Business Admin & Real Estate Finance

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

To provide advice the city council and staff on short and long term solutions to homelessness.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I think I can contribute my time and my experience by providing real economic perspective and apply them to solutions that will have a real impact on homelessness in Culver City.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I have experience acquiring, financing, entitling, and building real estate through out the country and locally here in LA and Culver City. I have managed projects with supportive services that include churches and non-profit service providers to help teach tenants life skills in temporary and supportive housing. I think these skills are essential to providing solutions to homelessness and provide proper care to those in need.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

In order to fulfill the goals the city has for homelessness, I will need to learn about all the resources the city has already in place and how they are deployed. The deploying and coordinating of the city's and communities resources is often times an area for improvement.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

None. This is new for me.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As an entrepreneur, my time is fairly flexible and is committed to the projects I choose to take on. This advisory board would get the time and attention it would require to be a responsible member contributing to the tasks at hand. However, I have 3 young girls; newborn, 3 and 6. Their time comes first to me. My wife works full time and we equally share the parenting duties.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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☒ Website/Email

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Thank You

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Advisory Committee on Housing and Homelessness: Submitted

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Advisory Committee on Housing and Homelessness

Griselda

First Name

Espinoza

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

10

Primary Phone

Alternate Phone

Terranova

Employer

Business Owner/Broker

Job Title

Griselda Espinoza

Are you a Culver City business owner/operator?

☒ Yes ☐ No

If you are a Culver City business owner/operator, please list how many years.

10

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

I am not related to any current or past Culver City employee.

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I have been a longtime member of the Culver City Rotary Club and have been involved in many community service events. We fund raise to help local schools and organizations that help with projects such as house building, blood drives, boys and girls club, Culver City Dictionary program, & cleaning the Ballona Creek among other events.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

I have self employed for the past 22 year as Real Estate and Mortgage Broker. I owned my brokerage.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

I have a Bachelor's degree in Business Management.

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

I can work on doing research or speaking with the community directly to do surveys on what we can do help better their housing situation.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I am interested in the housing and homeless committee because I feel that I can somehow we can create programs where long time local residents do not have leave the city due to being priced out. I would also like to see more programs for senior housing

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I have worked in the housing industry for 22 years and have helped many people in risk of looking their homes.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I would love to see us as committee, help reduce homeless by creating and implementing local programs to prevent homelessness. As a team we can study existing programs, and learn what has worked or what not. One of the pressing issues these days is with the homeless community becoming more aggressive and violent, this makes local residents feel unsafe and not want to help the cause. I feel that we come up with ideas on how to help and not walk away from these unfortunate people.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I attended all the city meetings that had to do with implementing rent control in Culver City.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

My schedule is flexible and can dedicate at least 20 hrs a month to the committee.

Griselda Espinoza

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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By Email: city.clerk@culvercity.org

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Outreach Question

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☒ Website/Email

Supplemental Questions

Thank You

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Application Form

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Important Information

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Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

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- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Triston

First Name

Ezidore

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

4

Primary Phone

Alternate Phone

Syracuse University

Employer

Equity Specialist - Office of
Diversity & Inclusion

Job Title

Triston Ezidore

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

CCUSD Equity Advisory Council, POC4Change, CCHS Sexual Harassment Action Group, CCHS Positive Behavior Intervention and Support Council, Culver City For More Homes

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:



Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

The primary role of the Advisory Committee on Housing and Homelessness is to advise the City Council and staff on short and long term policies, practices, and initiatives that decrease homelessness & housing insecurity.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I seek appointment to the Committee on Housing and Homelessness to advise the City on how best to address one of the nation's largest humanitarian crises . I want to be a part of the solution and seek appointment to continue the work I have already been doing. During the recent 2021-2022 Housing Element Update I partnered with Culver City For More Homes to produce a series of videos for a cooking show that talked about the dire need for housing (specifically affordable housing) in Culver City. It's through that work that I have shown commitment to gathering research, sifting through large documentation, engaging the community, all while staying firm on my morals and plan to bring the same commitment to the advisory committee.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

My immense background and training in diversity, equity, inclusion, and accessibility work shows my knowledge and commitment to the basic idea that equity can no longer serve as a piece of the plate, it must be the entire plate. My ongoing policy and urban planning studies at university has prepared me to engage in research and infrastructure policy commentary that would allow strategic ideas and space for community members being left behind to catch up. I've also experienced housing insecurity from the point of view of a kid watch his single mom of two live paycheck to paycheck, and would bring motivation and lived experience that influences housing policy to not just get folx housed but specifically target practices and initiatives that directly benefit low and low low income black and black unhoused folx.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

Looking at Culver City, you have to look at housing. And Equity at the forefront of all decision making is how I envision fulfilling the objectives, and goals of the body. I also plan to advocate for increased community outreach, specifically inviting community members to come to meetings, hearing and learning from others' lived experiences, to ensure everyone is educated and involved in the solutions to this systemic issue. All roads lead to housing, so making sure we utilize the "housing first" framework to expand on the work that has already been done by this body as well as the city council to ensure the creation and retention of permanent supportive housing.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I've attended a few meetings. About a month ago I watched a committee member's motion to add a conversation about suggesting the eradication of parking minimums and suggesting parking maximums. I appreciate the motion from this member as well as the nodding heads from the rest of the committee because subsidize parking that is being used to house cars should be used to house people. I also heard stats a few meetings ago about the cost per unhoused individual versus the cost to outright house them, and I appreciated this body's commitment to suggesting policies and practices that suggest to the city council that housing is a human right.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

I can commit 10-15 hours a month but am flexible should a project/policy need more time.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I am committed to advocating for disproportionately impacted community members and look forward to serving my city!

Please upload a file to attach supplemental information, if desired.

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Triston Ezidore

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☒ Facebook/Twitter

Supplemental Questions

Thank You

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Triston Ezidore

EDUCATION

Syracuse University | Maxwell School of Citizenship and Public Affairs **Syracuse, NY**
Bachelor of Political Science | Minor in Urban Planning | GPA: 3.63 *May 2025*

- **Relevant Coursework:** French, Critical Issues in the U.S., Political & Social Philosophy, Sociology

WORK EXPERIENCE

Syracuse University Office of Diversity & Inclusion **Syracuse, NY**
Equity Specialist *September 2021 - Present*

- Collaborated with University officials to set priorities and promote an equity commitment for students, faculty, and staff across campus
- Coordinated equity in thought, feeling, and action to obtain and retain measurable diversity, full accessibility, true inclusivity, and meaningful belonging
- Developed strategic planning and consultation for schools, colleges, and departments seeking direction on DEIA initiatives as well as offered educational training, and accessibility services

Re-Elect John Brooks for New York State Senate **Long Island, NY**
New York State Senate Campaign Internship *January 2022 - Present*

- Executed tasks specific to my experience, including assisting with policy research, communications, digital design, and community outreach
- Communicated with prospective voters to raise voter turnout

The Pink Elephant **Venice, CA**
Barista *August 2020 - April 2021*

- Memorized over 30 menu items and made custom drinks/food items for customers on Venice Beach Boardwalk
- Provided friendly customer service all while remaining calm during periods of high volume

LEADERSHIP EXPERIENCE & ACTIVITIES

Culver City Unified School District Equity Advisory Council **Culver City, CA**
Council Member *September 2020 - July 2021*

- Executed ideas, policies, and practices within a 5 year strategic action plan to promote equity at the forefront in our living, learning, and working community

Culver City High School Positive Behavior Intervention and Support Council **Culver City, CA**
Council Member *October 2020 - June 2021*

- Spearheaded a schoolwide matrix aimed at stimulating positive behaviors from students

SKILLS & INTERESTS

Skills: Microsoft Office, Client Relationship Building, Management/Leadership, Problem-Solving, Social Media & Digital Marketing, Research, and Budgeting

Interests: Policy, Urban Planning, Infrastructure, Education Policy

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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Stephen

First Name

Johnson

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

11

Primary Phone

Alternate Phone

Behavior and Education, Inc.

Employer

Clinical Director

Job Title

Stephen Johnson

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Past-president, Business in Behavior Analysis (BIBA), 2021-current President, California Consortium for Behavior Analysis (CCBA) 2018-2021 Member, Pacific Oaks College School of Education Advisory Board 2019-present Education Committee Chair, California Consortium for Behavior Analysis (CCBA) 2014-2018 Coach for Culver City Little League baseball for multiple years

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Behavior and Education Inc (2018-current) Autism Learning Partners (2017-2018)

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Ph.D., Education from UCLA Board Certified Behavior Analyst-Doctoral (BCBA-D)



Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

The Advisory Committee on Housing and Homelessness seeks to generate proposals and suggestions to guide the City in terms of its management of those individuals currently experiencing homelessness and those recently removed from that situation but still requiring support. Policies can be discussed and informed recommendations provided for the City Council to review prior to decisions being made.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I have always had concern for individuals in crisis, which led me to a career in behavior intervention services. As the homelessness situation in and around Culver City continues to worsen, I would consider it a civic duty to give back to my community. I have 4 children in the public school system currently and want them to proudly see how the efforts of a concerned and active community can make a significant and positive difference in people's lives. On a more personal note, I have two younger siblings who have flirted off and on with homelessness for years. Seeing the ineffective ways other cities and programs have dealt with their circumstances makes me want to get more involved in the solution to the matter rather than watching time and money wasted.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

My experience in working with individuals with special needs and behavioral challenges influences my opinions on community policy in that I look for programs to be clearly focused, pragmatic, and aligned with a measurable outcome. My work in early intervention and with vocational support provides some insight into the challenges associated with employment and housing, especially when impacted by inappropriate behaviors including substance abuse and other maladaptive activities. Given family members who have served in the military, I also have a particular interest, in our veteran population and would appreciate efforts made to minimize homelessness within that group.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I would provide feedback seeking to create observable and measurable changes in policy that can be felt in both the immediate and long-term futures. I would seek to provide feedback as to the nature of intervention activities across multiple aspects of the issues, from housing to treatment to early identification and post-intervention support and council on the acquisition of funding to support these activities if it were in the domain of this committee.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I was able to attend as a guest approximately 4 virtual meetings of this committee over the last 18 months or so. I enjoyed the discussion and recognized the role that this group plays in the feedback on policy and the connection it can make to the greater community through public comment.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

At this moment, I can commit to approximately 20 hours per week (5 hours per week) to tasks associated with this committee. My current employment schedule does provide a degree of flexibility and more time could be utilized within the committee if required from week to week. This area is a particular passion of mine and I would like to believe I would find the time required to make a significant impact on the group.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

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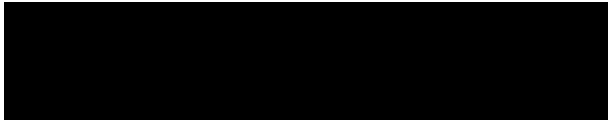
☒ Website/Email

Supplemental Questions

Thank You

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Stephen Edward Johnson, Ph.D., BCBA-D



Education

Ph.D., Education, 06/06

University of California, Los Angeles
Los Angeles, California

B.A., Psychology, 06/96

University of California, Los Angeles
Los Angeles, California

Board Certified Behavior Analyst Certification, 06/07 to present

#1-07-3829

Professional Leadership

President, California Consortium for Behavior Analysis (CCBA)

May 2018 to present

Responsibilities: President of a coalition of service providers seeking to unify their response to concerns over business and practice issues. Duties include managing all meetings, coordinated events, and establishing sub-committee goals. Primary liaison between CCBA and other professional organizations, legislators, and community groups.

Member, Pacific Oaks College School of Education Advisory Board

April 2019 to present

Responsibilities: Member of leadership in educational task force working to improve teacher and student performance in early education. Participant in workshops and panel discussions as well as speaker on topics related to special needs services and access.

Education Committee Chair, California Consortium for Behavior Analysis (CCBA)

May 2014 to May 2018

Responsibilities: Organized fundraising events including the distinguished lecturer series. Coordinated budget, travel, and venues surrounding guest lectures and attendee tracking. Generated guiding documents for general membership as needed including staff training documents and supervision guidelines.

Program Specialist, Early Childhood Partial Hospitalization Program (ECPHP)

January 2005 to July 2007

Responsibilities: Worked with a multi-disciplinary team of professionals (OT, ST, RT, psychiatrists, and behavior technicians) to create an early intervention program within the UCLA campus. Managed treatment plans, case presentations, and staff trainings.

Professional Experience

Clinical Director, Behavior and Education, Inc.
December 2018 to present

Senior Case Supervisor, Autism Learning Partners
November 2017 to December 2018

Regional Clinical Director, Behavioral Health Works
October 2016 to November 2017

Associate Director, Behavioral Education for Children with Autism
November 2013 to October 2016

Co-Owner, Creating Inclusive Opportunities
November 2009 to March 2013

Teaching Experience**Courses**

XBEH555: Assessment in Applied Behavior Analysis
California State University, Northridge
Instructor

XBEH552: Principles of Applied Behavior Analysis
California State University, Northridge
Instructor

XBEH910: Board Certified Behavior Analyst Exam Review
California State University, Northridge
Instructor

Education 425: Principles for Teaching Exceptional Individuals
University of California, Los Angeles
Lecturer

Education 125: Educating Exceptional Individuals
University of California, Los Angeles
Guest Lecturer

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- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Jessica

First Name

Laird

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

5 months

Primary Phone

Alternate Phone

Munger, Tolles & Olson

Employer

Attorney

Job Title

Jessica Laird

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I am not currently a member of any community service organization. From 2013-2016, I was a volunteer docent at the Los Angeles Museum of the Holocaust.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Munger, Tolles & Olson, Litigation Attorney (present); U.S. Court of Appeals for the Third Circuit, Chambers of Judge Cheryl A. Krause, Law Clerk (August 2020-August 2021); International Committee of the Red Cross, Legal Division, Associate (September 2019-July 2020); U.S. Senate Judiciary Committee, Office of Senator Chris Coons (July-August 2018); Munger, Tolles & Olson, Summer Associate (May-July 2018); Office of the U.S. Attorney, District of Connecticut, Legal Extern (January-May 2018).

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Yale Law School, JD (2019); Claremont McKenna College, BA (2015)

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

The primary role of the Advisory Committee on Housing and Homelessness is to assist City Council members and staff in identifying short- and long-term strategies for decreasing homelessness and providing services for housing insecure community members. The committee pursues this goal by soliciting information from experts, liaising with local stakeholders, and collaborating with other municipal organs (such as the city's budget officers, outreach and engagement subcommittee, etc.).

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

As a native Californian, I have long been concerned with the lack of housing security throughout our state and, in particular, the homelessness crisis in Los Angeles. The committee's work is also of personal interest to me, as I have had family members experience homelessness. While my status as a constantly-moving student previously precluded long-term participation in homelessness initiatives, I have now established permanent residency in Culver City and would like to commit myself to the work of the committee in my community. I believe my personal, legal and policy background make me well-suited to aid the committee in achieving its goals.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

First, as an attorney, I have experience navigating the legal and regulatory systems that govern housing and directly affect the policies the committee seeks to advance. In advising the City Council on homelessness initiatives, I can help the committee traverse legal roadblocks and anticipate the downstream consequences of short- and long-term strategies. Second, I have experience working in government and am able to collaborate effectively in a bureaucratic setting to deliver services. While my experience is largely at the federal level, I have worked in both granular and high-level contexts, providing direct services (in congressional district offices) and liaising with stakeholders to develop policies (in the Senate). Third, I have an academic background in this area that would enable me to work efficiently and effectively with our expert stakeholders in developing housing strategies: in law school, I conducted research on homelessness and property rights, analyzing the purpose and effect of personal property statutes in states such as California. Fourth, my work on the treatment of civilians in armed conflict at the International Committee of the Red Cross has equipped me with a unique perspective on housing insecurity and intersectional approaches to homelessness in crisis and non-conflict settings. For instance, I worked on issues including gender- and family-conscious housing, migration and property rights, and emergency services. With this background, I can help identify innovative strategies to address homelessness within our community.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I envision working with the committee members to identify the drivers of homelessness within Culver City and to develop novel strategies in partnership with local experts and stakeholders for combatting housing insecurity. While there are many systemic factors contributing to the housing crisis, the committee can focus on community-specific programs to address homelessness on a local level.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

There was no meeting last month and, due to COVID, I have not attended any committee meetings.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

Roughly 10 hours per month

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

By Mail: Office of the City Clerk
 9770 Culver Blvd.
 Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook, Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

☒ Other

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

Application Form

Profile

Thank you for your interest in volunteering your time and expertise to the Culver City community. The information contained on this application is for use by the City in reviewing candidates to fill vacancies on City Commissions, Committees, and Boards. During consideration of applicants, the City may consider the information contained in this application, any required supplemental questionnaire, and any other publicly available information. An appointment to any Commission, Board or Committee is at the discretion of the appointing authority.

Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney's and City Clerk's Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

N/A

Lizbeth

First Name

Mendez

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

10 years

Primary Phone

Alternate Phone

N/A

Employer

N/A

Job Title

Lizbeth Mendez

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

N/A

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☒ Yes ☐ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

I have worked as a student county clerk for the primary presidential elections in the month of February of 2020 at Veterans Park Auditorium. I worked for a weekend and helped voters by giving them their ballots, guiding them on how to use the voting booth, answered any questions they had, and helped fix any technical difficulties that the voting booths might have had.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

N/A

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

N/A

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

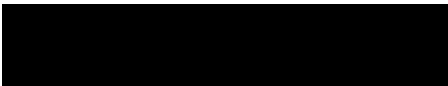
I have been volunteering at the non-profit pet store (Adopt & Shop) for over 5 years and accumulated 225 in volunteering hours. In August 2020, I founded a non-profit organization called venice.culver.p4u which is run by youth-leaders to help feed and advocate for unhoused residents that live in Culver City and Venice, CA. We have helped serve over 100 unhoused residents within these two areas by providing hygiene products, food, clothing, water, tents, etc. I am currently the president of this organization and help raise awareness at city council meetings to find resources to help end homelessness. In this role, I spend an average of 9hrs/week. Lastly, when I attended Culver City High School I've done community service with the AVPA music program where I helped organize the Halloween carnivals, special events, and concerts, etc.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

N/A

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

N/A



Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

The purpose of being part of the committee on homelessness is to address the issue that every city is facing. People have strong opinions on how homelessness should be dealt with, and as city leaders, we should provide solutions to end homelessness because this is an issue that our city is facing. Unhoused residents are in need of our help and it is important that we take action and find ways to end homelessness and address the increasing numbers of homeless neighbors.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

What I plan to seek in the COH body is to provide ideas and solutions to help and end homelessness in our community. As I mentioned before I started a non-profit organization to help unhoused residents in Venice/Culver City on a bi-weekly basis. I have spoken with unhoused residents during the food drives that I have hosted and we have listened to what they need as well as observed what we can improve to help our unhoused residents. I have raised awareness and have advocated in the Culver City and Venice city council meeting to supply equipment for the unhoused residents to have to keep them safe. I want to have a voice to provide new ideas and to work with the rest of the members within COH to provide better living conditions for unhoused residents. I have held more than 8 leadership positions throughout high school from being the manager, vice-president, and president, in the different clubs that I am involved in. Having a good background in leadership will help me in this role, because I know what teamwork is, provide new ideas, listen to other people's opinions/ideas and that is what's going to help the COH succeed.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

I founded a non-profit organization to help unhoused residents in Culver City and Venice, CA. Being the founder and president has provided me the training, qualifications, and responsibility to organize food drives, assign formal positions, listen to unhoused residents' needs, advocate to end homelessness, and most importantly learn how to budget donations that we are received. I have held more than 8 leadership positions from being the manager, vice-president, and president throughout the different clubs that I am involved in at school. I have a strong leadership background, understand and manage responsibility well, cooperate well with others, and get the job done.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

What I envision for the committee on homelessness to fulfill is to make as much of a change as possible by providing equipment to help unhoused residents to be safe and healthy. I can envision the committee by providing showers, sanitary products, collecting donations to provide blankets, warm clothing, water, and waste products such as a dumpster. With these small steps, we can even move unhoused residents to better housing and help them get medical care, mental health resources, and help them get a job. If we are able to do this, which I highly believe in, then we can control/end homelessness within our city. That is what I envision that the COH can do to help our unhoused residents.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I have attended Culver City Council meetings five times as well as the Venice City council meeting three times, and have spoken on items on the agenda. I try to attend meetings as often as I am able. Last year in the Fall of 2021, former Mayor Fish appointed me to help him interview potential organizations to help combat homelessness. I have spoken with Helen Chin about homelessness. I have been keeping up to date with what is going on and how the issue is being combated.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

I can commit a total of 36 hours a month. If there is a problem with the time I provided, I can make adjustments and see what fits best with my schedule.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

N/A

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

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Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook,/Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

-
- ☒ Website/Email
 - ☒ Word of Mouth
 - ☒ Other

Supplemental Questions

Question applies to Equity and Human Relations Advisory Committee

If applying for the Labor Position, please indicate the Labor Union to which you belong: *

-
- ☒ CCEA

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

Education

High School

- Culver City High School 08/31/17-06/11/21
- I attended all four years (2017-2021) GPA: 3.5
- Held various leadership positions
- Graduated with honors, I was in the honor roll for all four years

University

- California State University, Long Beach 08/23/21-future
- I will be attending CSULB this fall with a major in microbiology.

Employment History

Los Angeles County Voting (paid) 02/16/2020-02/17/2021

Student Clerk

I worked for a weekend in the month of February of 2020 as a student clerk. My position was to assist voters at the voting booths if needed, give voters their ballots, guide voters to the voting booth, fix booths that had technical difficulties, and answer any questions that the voters had.

Leadership experiences/extra-curriculars

AVPA Music Department 09/3/17-06/04/21

- CO-President, CO-Vice President, Company Manager, and AVPA Orchestra Manager

I was a part of the Academy of Visual Performing Arts, for 4 years in the department of music where I played the violin. I was able to hold 4 leadership positions throughout the years and I am currently the Co-President of the music department. The classes that I was involved in were the AVPA orchestra, Media Music where I would compose music and played in the orchestra pit in the spring musicals for the theater department.

Link Crew Leader 08/15/19-06/04/21

- Mentor/ Leader

This is a transition program where I was a mentor/leader for two years (11-12) in helping incoming freshmen navigate through high school. As a mentor, I was able to give them advice on high school, answer personal questions, and be a role model. Throughout the school year, I would check up on them every week to see how they were doing and if they needed help with anything.

Vote 16

- Communications Manager

05/6/20-06/04/21

This is a youth-led organization that advocates for 16-year-olds to be able to vote at municipal elections in Culver City. I am currently holding the position of being a communications manager where I would contact city members such as the mayor, council members, attorneys, etc(in Culver City) to host conferences and discuss our organization's goal. I have been interviewed by city council members and have had meetings with other leaders of Vote 16 in New York, as well as anyone who wants to know more about this organization.

Venice.Culver.P4U

08/20/20-07/03/21

- Founder and President

I founded a community organization to help the unhoused residents in Culver City and Venice, California. Over the span of 11 months my organization was able to help over 100 unhoused residents within these two locations, by providing them with food, water, hygiene kits, clothing, and other essentials. We have teamed up with Waterdropla, polospantry, Mitra, and other non-profit groups to help our unhoused neighbors. My team has also participated in council meetings to suggest to our council members what our unhoused residents need such as a dumpster, more hand soap, etc.

Volunteer experience**Adopt and Shop**

04/23/2017-03/21/21

Volunteer

A non-profit pet store, located in Culver City, CA, where I volunteered in the Kitten Caregiver Project, by helping feed kittens, check their temperature, cleaned kennels, did laundry, and assisted the Veterinarian with check-ups. I have been volunteering at Adopt and Shop for four years, with an accumulated 225 hours.

AVPA

08/04/2017-06/04/21

Volunteer

I have volunteered at the Academy of Visual Performing Arts (AVPA) which is an after school program that originated in Culver City High School. I have helped in the music department by helping organize the Halloween carnivals, concerts, help the music room, assist the teacher, and help organize events.

Skills

I can speak English & Spanish fluently (speak, read, and write)

Outstanding at organizing events

I can do google spreadsheets

Application Form

Profile

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Important Information

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You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

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Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

N/A

Elias

First Name

Platte Bermeo

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

2.5

Primary Phone

Alternate Phone

University of Southern California

Employer

Sustainability Program Specialist

Job Title

Elias Platte Bermeo

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

N/A

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

N/A

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

N/A

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

N/A

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:


I have been an active volunteer with Culver City for More Homes (CC4MH) since fall 2020. I was appointed to the Culver City Landlord Tenant Mediation Board in June 2021 and currently serve on this board as a Tenant Representative.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Please see attached resume.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Please see attached resume.



Upload a Resume

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

My understanding is that the primary role of the Culver City Advisory Committee on Housing and Homelessness is to make informed recommendations to the City Council and city staff that will improve the quality of life of Culver City residents of all backgrounds, income levels, and housing statuses. This includes recommendations about how to allocate city resources, service providers to contract with, and policies/programs to pursue. As I see it, the Committee should focus on addressing the urgent needs of our unhoused neighbors while simultaneously making active efforts to solve the underlying causes of our city's housing crisis. I also believe that the Committee should act in the best interest of the community, and be mindful to pursue equitable policies and programs without claiming to speak for all communities and types of residents.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

As a child, I knew that my mom worked for a non-profit serving unhoused people with mental illnesses, but I didn't fully comprehend what that meant. Some nights, she would come home late and talk to me about community meetings on the affordable housing development being proposed by her organization, and the feedback (and harsh words) offered by some local home- and business-owners. Beyond my words of encouragement to my mom on these nights, I still didn't think much about her job. I was focused on learning about climate change, and didn't see the connection between my interests and my mom's work. So when I got to college, I chose a path that was focused on environmental studies, thinking I would end up working in the climate science or conservation fields. Through my coursework, though, I was quickly confronted with information that expanded my view of environmentalism and sustainability. It only took a few lessons on redlining, environmental racism, and twentieth century housing policies for me to clearly see the connections between my passion for sustainability and my mom's mission to provide homes and services for extremely-low income folks. I began to understand that the climate crisis, urban policy and planning, and social justice are all inherently interconnected. I moved to Culver City after graduating and quickly learned that, like so many places across the country, my new town had a sordid history of race- and class-based injustice. Beyond explicitly racist statutes and intimidation practices, much of Culver City's discrimination manifested in exclusionary housing policies designed to keep lower-income folks (and people of color) out. It's no coincidence that our predominantly white and upper-middle class city has lower home density and less affordable housing than more diverse surrounding communities – these are the results of intentional government policies. And, in turn, these policies continue to worsen social inequities and the climate crisis by forcing whole classes of people to live elsewhere and often commute long distances to work or to the amenities that Culver City has to offer. Despite enjoying my professional work focused on advancing sustainability, I was constantly confronted with overwhelming examples of how our region fails to address the "equity" side of sustainability; taking the Metro E Line from Culver City to work in South Los Angeles offers a clear look into how government policies and priorities result in dramatically different realities for communities. With this in mind, I helped establish Culver City for More Homes, a grassroots network of residents organizing to undo past government harms and create a more equitable, affordable, and truly sustainable Culver City through better housing policy. Through this local organizing, I've gained a greater appreciation of the power of communities and the need for policy advocacy work to level the playing field. At the same time, I've seen firsthand that there are still those fighting to preserve an inequitable and unsustainable status quo; I can now empathize with my mom's struggle to assuage residents' fear of affordable housing developments. However, as someone with the privilege to volunteer my time, I want to address homelessness and help our city house folks of all backgrounds and income levels, especially since it's clear that these same barriers are exacerbating environmental inequities and the climate crisis in many ways. I love all that Culver City has to offer, and I want people of all backgrounds, income levels, and housing statuses to be able to thrive in our community. I recognize the dire need for our city to do more to address both the acute symptoms and root causes of our housing and homelessness crises, and I want to help inform actions that our city can take to meaningfully address these crises.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

At UCLA, I studied geography and public affairs, and these disciplines gave me a deep understanding of the importance of stable housing and the severity of our nation's housing crisis. Courses like "The Geography of Opportunity" taught me the history of housing policy across the country and in Los Angeles, as well as the chilling ways in which a person's neighborhood and housing status can determine their likelihood for lifelong success -- or lack thereof. Outside of school, I've made it a point to dive deeper into housing issues from a historical perspective, a policy perspective, and a people perspective. Books like *The Color of Law* by Richard Rothstein and *Evicted* by Matthew Desmond were formative in my understanding of the ways in which our governments (federal, state, and especially local) have failed to ensure affordable housing for all, and how this harms real people across the country and right here in the Los Angeles metropolis. In 2020, I helped establish Culver City for More Homes. Our group advocates to city commissions and the City Council for housing supply/affordability policies and renter protections that can allow more folks to thrive in our city. We also educate the community on ways that housing intersects with environmentalism, transportation, and community development, and then mobilize residents to voice their opinions in our city's ongoing housing discussions. In 2021, I was also appointed by the City Council to Culver City's Landlord Tenant Mediation Board where I'm able to support fellow renters through mediation with their landlords. Fortunately, this Board has not had to mediate any disputes in the past two years, and for that reason, I want to lend my services to our city in other ways. As a 24-year-old renter, I recognize that folks like myself are vastly underrepresented in ALL aspects of our local government. I want to help remedy this by joining the Advisory Committee on Housing and Homelessness so I can provide my recommendations on Council decisions that will impact our city for years to come. As a young renter with 3 roommates, I believe I can bring an important perspective to the Committee which currently lacks appropriate representation.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

I intend to be an active voice in decisions made by the Committee. I am passionate about the issue of fair housing and will bring this passion to my work within the Committee, without allowing it to bias my judgment when making decisions or recommendations. I will be thorough in my review of the issues picked up by the Committee and will work with my fellow committee members to make decisions and recommendations that will bring the greatest, most equitable benefits to the residents of our city and improve the quality of life of our most vulnerable residents.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I have not attended any meetings of the Advisory Committee on Housing and Homelessness, but I have reviewed all publicly available Committee meeting agendas to better understand the work of the Committee. I regularly check the Culver City website for information on upcoming Committee meetings to stay apprised of future meetings.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

Outside of attending regular Committee meetings and any additional meetings necessary to conduct the work of the Committee, I can commit 10 hours per month to reviewing materials.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I am happy to expound on any parts of this application and/or answer additional questions you may have about my background, experience, and interests. Thank you for your consideration for this position.

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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Outreach Question

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☒ Word of Mouth

Supplemental Questions

Thank You

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ELIAS PLATTE BERMEO

EDUCATION

University of California, Los Angeles (UCLA) — September 2015 - June 2019

Bachelor of Arts in Geography/Environmental Studies and Minor in Public Affairs — 3.97 GPA, Summa Cum Laude

Relevant Coursework: U.S. Housing Policy, Environmental Justice, Climate Science, GIS, Urban Planning, Microeconomics

PROFESSIONAL EXPERIENCE

University of Southern California (Los Angeles, CA)

July 2019 - Present

Sustainability Specialist

- Contributed to development of USC's 2028 Sustainability Framework outlining institution-wide commitments
- Conducted USC's first AASHE STARS assessment by compiling and analyzing qualitative and quantitative data
- Produced annual sustainability reports by synthesizing data and narratives from across the university
- Managed relationships with senior leaders, consultants, and campus partners to carry out targeted initiatives
- Hosted workshops and webinars, lectured to USC classes, marketed programs, and mentored student groups

UCLA Housing and Hospitality Services (Los Angeles, CA)

September 2018 - June 2019

Sustainable Housing Assistant

- Tracked energy and water data for 8.2 million square feet of real estate to inform sustainability plans and programs
- Prepared a waste diversion proposal for all UCLA graduate housing in collaboration with Athens Waste Services
- Oversaw Green Seal certification of the UCLA Luskin Conference Center
- Developed and executed outreach initiatives to nurture a culture of intersectional sustainability in UCLA Housing

UCLA Sustainability Action Research (Los Angeles, CA)

June 2018 - June 2019

Program Director & Course Instructor

- Devised 7 on-campus consulting projects in areas such as energy conservation, urban resilience, and basic needs
- Identified campus stakeholders to support project teams; interviewed and selected project members and team leads
- Planned and instructed a 20-week course focused on research, project management, and professional development
- Facilitated class activities, designed assignments, and aided teams in refining the scope and direction of projects

Pacific Gas and Electric Company (San Francisco, CA)

June 2018 - September 2018

Environmental Systems & Programs Intern

- Tracked changes in emissions regulations to ensure healthy air quality and facility compliance
- Determined appropriate chemical testing schedules for facilities with independent sources of drinking water
- Explored the feasibility of ISO 14001 certification in partnership with PG&E Risk Management and outside consultants

UCLA Sustainability Action Research (Los Angeles, CA)

January 2017 - June 2018

Project Lead

- Designed and implemented a zero-waste pilot program in two university-owned residential apartment complexes
- Conducted waste audits and analyzed data to determine a 40% organic waste diversion rate over the 10-week pilot
- Presented results to UCLA administration and applied my framework to additional UCLA-owned housing complexes

City of Palo Alto Community Services Department (Palo Alto, CA)

June 2017 - September 2017

Policy Strategy Intern

- Analyzed regional government practices to inform recommendations for equitable improvements to city programs
- Evaluated program performance and financial data to create reviews of the department's \$25 million budget
- Developed qualitative and quantitative research skills through in-depth analysis of municipal policies and programs

VOLUNTEER WORK

Culver City Landlord Tenant Mediation Board (Culver City, CA)

June 2021 - Present

- Review claims made by Culver City tenants and landlords and provide mediation services to resolve disputes

Culver City for More Homes (Culver City, CA)

September 2020 - Present

- Established a grassroots network of residents committed to equitable housing, affordability, and renters' rights
- Educate the community on the intersection of housing, environment, and community development
- Organize fellow neighbors to advocate for equity and sustainability through local housing policy

SKILLS & ACCREDITATIONS

- LEED Green Associate accreditation** – valid through April 2023
- Marketing and engagement** – Mailchimp, WordPress, Canva, Instagram, Facebook, Twitter
- Project management** – Monday, Trello, Asana, SAP, Microsoft Office, Google Suite
- Spatial analysis** – ESRI ArcGIS, QGIS, ENVI, Adobe Illustrator
- Statistical analysis** – R Programming Language, STATA

Application Form

Profile

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Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney's and City Clerk's Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

None

Leonardo

First Name

Wilborn

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

45

Primary Phone

Alternate Phone

LV & LB Wilborn REM

Employer

General Manager

Job Title

Leonardo Wilborn

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

n/a

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

n/a

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Landlord Tenant Meditation Board, Culver City Chamber, Culver City Kiwanis, Fiesta LaBallona, C.C. Little League, Sandy Segal Youth Health Clinic, Exceptional Childrens Foundation

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

LV & LB Wilborn Real Estate Management 1996-present general manager. Culver-Palms United Methodist Church 2015-2017 pastor in charge, Bellflower United Methodist Church 2013-2015 pastor in charge.

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Linda Vista Elementary School, Culver City Junior High School, Graduate Culver City High School 1980. Berklee College of Music 1985. El Camino College 1996. Fuller Theological Seminary 2005 Master of Divinity. Ordination Teaching Elder of the Word & Sacrament, Presbyterian Church, USA 2009. Fuller Theological Seminary Christian Education 2019. LA County Bar Association conflict meditation training 2012. Creating Healthy Boundaries Training, Synod of So. Cal & Hawaii 2021. National Apartment Association designations: Certified Apartment Manager, Certified Apartment Portfolio Supervisor, Certified Leasing Professional, Independent Rental Operator Professional. California RE Brokers License (exp. 2025)

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Good listener. Able to see all views of an issue. Good with numbers.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

Desire to be of service to the community. Have personal background, training and insight that will help in the resolution of issues related to housing. I have personally worked with various housing providers who specialize in serving the housing insecure of the community. Providers include: The Lord's Lighthouse Ministry of 1st Presbyterian Church of Hollywood, Veterans Administration Supportive Services (VASH), Housing Authority of the City of Los Angeles, Housing Authority of the County of Los Angeles, Projects for Assistance on Transition from Homelessness (PATH), Brilliant Corners, Volunteers of America Los Angeles (VOALA).

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

As a professional housing provider since 1996, I have personal knowledge of the needs of individuals on going responsibility to successfully handle their monthly obligations. I also understand that building bridges with other supportive agencies, will greatly increase the odds of a successful long term housing partnership. As an ordained minister since 2009, I realize all persons require and desire the opportunity to be provided with sustainable housing options. Both professions require an understanding of the nature of the relationship between housing provider and the one being housed.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

By being open to the spirit of the community as embodied through the elected leadership. By actively seeking ideals, examples, and knowledge of best practices in regards to the ever present need for housing for all persons not only within Culver City, but also throughout the greater Los Angeles county region.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

I will attend all meets as I am physically able to do so. I place a priority upon interaction with other board members in order to learn, understand, and realize the goals of the appointed body.

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

As much as necessary to read minutes. To properly prepare for upcoming meetings. To search current trends and ideals in regards to providing housing for our friends.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

As my third term on the CCLTM board closes, I am interested in still providing leadership and support to the city that has provided a great environment for my family to live in.

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☒ Website/Email

Supplemental Questions

Thank You

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You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

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- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

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Which Boards would you like to apply for?

Advisory Committee on Housing and Homelessness: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Devin

First Name

Yaeger

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

1.2

Primary Phone

Alternate Phone

2: ACS, Inc ; UCLA Law

Employer

CEO; JD Candidate

Job Title

Devin Yaeger

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

No

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

Former member of the NWNC Committee on Health and Homelessness; Founder of YDA, a profit in Uganda that focuses on poverty alleviation, development and community policing

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:



Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

Assisting in planning around solutions for the unhoused community and their interactions with property owners and businesses in Culver.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I care deeply about the issue of homelessness.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

See resume.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

Being an active participant and thought leader providing a diverse and informed perspective from a legal standpoint, policing standpoint, and mutual aid standpoint. Offer creative solutions.

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

In culver, 0. In Westwood 10+

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

30 hours

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

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☒ Website/Email

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Thank You

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EDUCATION

UCLA School of Law, Los Angeles, CA

J.D. Candidate, May 2023

GPA: 3.432

Honors: Sloan Fellow; Latham & Watkins Scholarship

Activities: *Student Editor*, Journal of Free Speech; *Mentor*, Law Fellows Mentorship Program; *Member*, Real Estate Law Association

UC Irvine, Irvine, CA

B.A., *magna cum laude*, Economics with an Emphasis in Neurobiology, June 2014

Honors: Phi Beta Kappa; Order of Merit (top 2% of Social Science majors)
Argument & Research 39C Writing Award (top paper out of 3,000 submissions)

Activities: *Board Member*, Chabad; *Vice President*, The Olive Tree Initiative; *Research Assistant*, iMIND Alzheimer's Disease Laboratory

PROFESSIONAL EXPERIENCE

Interpol

Kampala, Uganda

Legal Intern

June 2021 – August 2021

- Research and draft legal memoranda regarding international criminal activity
- Conduct due diligence and prepare documents related to the legal exportation of cannabis

Aligned Consulting Services

Los Angeles, CA

Chief Executive Officer, Founder

January 2019 – August 2020

- Facilitated the placement of associates and partners by sourcing candidates and job openings, providing support during the interview process, and negotiating offers and acceptances
- Negotiated and drafted placement fee agreements and other contracts
- Advised on partnership agreements, compensation structures, and employment offers
- Originated and advised on mergers and acquisitions between law firms
- Provided guidance on billing, marketing, and financial projections
- Oversaw operations and business administration, including human resources, accounting, tax filings, and formation of company's 401(k) program

California Legal Search

Los Angeles, CA

Attorney Search Director

February 2016 – December 2018

- Recruited over 50 lateral associates and partners on behalf of small, midsize, and Am Law firms
- Negotiated and executed in excess of 100 terms of service agreements
- Facilitated the merger of Jenkins & Hogin, LLP and Best, Best & Krieger, LLP
- Concentrated on employment, litigation, insurance, and public agency practice areas

Fulcrum Financial Inquiry, LLP

Los Angeles, CA

Litigation Consultant

September 2014 – January 2016

- Reviewed documents and conducted research in support of testifying financial experts
- Drafted, annotated, and referenced sections of Rule 26 reports and witness binders
- Analyzed liability in civil litigation matters including Ponzi Schemes (e.g., *DBSI* and *Regent Media*) and bankruptcies (e.g., *Caesars' Entertainment Operating Co.*) using forensic accounting
- Prepared damage calculations for settlement conferences, depositions, and testimony at trial

INTERESTS

Enjoy following real estate trends, interior and landscape design, traveling, volunteering, and networking

Application Form

Profile

Thank you for your interest in volunteering your time and expertise to the Culver City community. The information contained on this application is for use by the City in reviewing candidates to fill vacancies on City Commissions, Committees, and Boards. During consideration of applicants, the City may consider the information contained in this application, any required supplemental questionnaire, and any other publicly available information. An appointment to any Commission, Board or Committee is at the discretion of the appointing authority.

Ethics and Avoidance of Conflicts of Interest

As a reflection of the residents of the community, Culver City prides itself on the high ethical standards adhered to by its municipal government. As a prospective applicant, we want you to be informed about potential limitations that state and local law impose on individuals who serve the community, especially where they may have a financial conflict of interest. Please consider this information before submitting an application and accepting an appointment. Further information and training regarding these limitations, as well as other legal and procedural requirements when serving on these bodies (i.e. Brown Act, ethics laws, etc.), will be provided in the event you are appointed to one of the City's commissions, committees, or boards.

State law has established regulations intended to ensure that a public official does not use his or her position for personal, financial benefit.

- The California Political Reform Act prohibits a public official (including any of the City's commission, committee, or board members) from participating in any decision or deliberation that might affect the official's own financial interests. In such a situation, the official must publicly disclose the potential conflict of interest, recuse himself or herself from the item being discussed, and leave the meeting room while the matter is considered.
- Government Code Section 1090 imposes an even stricter prohibition. It prohibits a local body from "making" a contract with one of its own members (even if the member has recused him or herself), which includes all aspects of contract formation, including such actions as influencing the contract's scope or the selection of a contractor.

A community member volunteering to sit on a City commission, committee, or board should be aware of these restrictions and take them into consideration before applying for or accepting appointment to any of these bodies.

If you have questions about this information and how it may apply to your particular situation, please contact the City Attorney's Office at (310) 253-5660.

Important Information

As you complete your application, please be aware of the following:

You may apply to any body at any time. However, only those positions that are either vacant or have terms ending soon may be considered for appointment during a certain timeframe.

You may attach a resume or other supplemental information. However, at a minimum, please ensure you submit this Application form by the applicable deadline.

Please note that certain bodies have additional supplementary questions that pertain to that particular body.

If appointed to a body, please be aware that:

- Important: Unless a specific exception is made by the City Council, generally individuals are eligible to be appointed to serve on only one body at a time.
- All appointees will be required to attend an Ethics and Brown Act training class, which will be offered through the City Attorney's and City Clerk's Offices, as well as a Diversity, Equity, and Inclusion training, and other trainings as needed.
- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
- Please note that you may be subject to a background check. A conviction does not preclude you from being considered for a commission, board or committee appointment.

Please be advised this document is a public record and information contained herein may be subject to public disclosure as required by the California Public Records Act and any other applicable law.

Which Boards would you like to apply for?

Fiesta La Ballona Committee: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Rafia

First Name

Cooper

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

37

Primary Phone

Alternate Phone

Self Employed

Employer

Jewelry designer

Job Title

Rafia Cooper

Are you a Culver City business owner/operator?

☒ Yes ☐ No

If you are a Culver City business owner/operator, please list how many years.

20

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☐ Yes ☒ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

i worked most recently on the Culver City Centennial event as chair of closing ceremonies. Together with Former Mayor Jim Clarke we started the Culver City Kind movement, which spreads kindness in our city. Roughly 20 years ago, i served on the Fiesta La Ballona committee and have previously participated as a craft vendor .i am currently am an ambassador for the Culver City Chamber of Commerce.

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

self employed as jewelry designer since November of 1999

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

[Upload a Resume](#)

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

to produce a quality event for all in the community to enjoy

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

i care about our city deeply and want to give back once again.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

most importantly, i work well with groups of people and i am very creative . i have put on many events and the Centennial closing ceremony at Vets Park was my last event that i led.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

by working with my colleagues to collectively come to consensus on our common goal of a quality event that is inclusive of all.i hav not attended any current committee meeting

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

i have not attended any current committee meetings , but overall counting my prior involvement with the Fiesta committee, i estimate about 20 meetings

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

i can commit 20-30 hours per month

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

Please submit your application and any attachments no later than the final filing date as announced in the Notice of Vacancy and Request for Applications to the City of Culver City by submitting your application online or

By Mail: Office of the City Clerk
9770 Culver Blvd.
Culver City, CA 90232

By Fax: (310) 253-5830

By Email: city.clerk@culvercity.org

If you have questions regarding the completion or filing of this application, please contact the City of Clerk's Office, by fax or email as indicated above, or by phone at (310) 253-5851.

Outreach Question

The City Clerk's Office is always looking to improve outreach. Please indicate how you heard about this opportunity (Facebook/Twitter, Nextdoor, Newspaper, Website/Email, Word of Mouth or Other) *

☒ Word of Mouth

Supplemental Questions

Thank You

The City Clerk's Office encourages all interested persons to apply for all positions in which they have an interest!

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- State law and the City's Conflict of Interest Code may require you to file annual financial disclosure forms.
- Meeting dates and times of the various bodies are subject to change at the City Council's discretion, staff requirements and the availability of the meeting facilities.
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Fiesta La Ballona Committee: Submitted

If you are applying for more than one body, please list those bodies in the order of preference for which you would like to be considered below.

Nancy

First Name

Trujillo

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Are you a Culver City resident?

☒ Yes ☐ No

If you are a resident of Culver City, please list how many years:

40+

Primary Phone

Alternate Phone

BHALLA & ASSOCIATES

Employer

ADMINISTRATIVE ASSISTANT

Job Title

Nancy Trujillo

Are you a Culver City business owner/operator?

☐ Yes ☒ No

If you are a Culver City business owner/operator, please list how many years.

Minors, age sixteen (16) or older, are eligible to apply with parental or legal guardian consent. Are you a minor?

☐ Yes ☒ No

If you are a minor, please provide your parental consent letter below.

Qualifications and Experience

Have you ever worked for the City of Culver City?

☒ Yes ☐ No

If you have worked for the City of Culver City, please list dates of employment and names of departments.

WHEN I WAS A TEENAGER I WORKED AT PIZZAMAN PIZZA ON SEPULVEDA BLVD.

If you are related to any current City employees or appointed officials of the City of Culver City, please indicate name(s) and relationship(s).

Have there been, or are there now, any circumstances and/or relationships which might reflect adversely on the propriety of your serving as a member of any body to which you might be appointed?

☐ Yes ☒ No

If yes, please explain:

Community Service (List commissions, boards, committees and other organizations on which you have served or currently serve, are a member or have been a member and offices held and in what city those positions were or are held). Please feel free to include participation in community events. Please highlight Culver City community involvement:

I GO TO FIESTA LA BALLONA EVERY YEAR FOR THE LAST 30 YEARS

Employment. Please provide a minimum of 5 years of employment history, including titles and duties of current and past employment. Please feel free to attach a resume or CV in lieu of completing this section:

Education (Include professional or vocational licenses and certificates.) Please feel free to attach a resume or CV in lieu of completing this section:

Application Questions

For the body(ies) to which you seek appointment(s), what have you determined to be the primary role of the body?

TO MAKE THE LA BALLONA FESTIVAL AS GOOD AS IT HAS ALWAYS BEEN.

Why do you seek appointment on the body(ies)? Please be specific to the body(ies)'s role.

I LIVE VERY CLOSE TO VETS PARK AND WOULD LIKE TO HELP SET UP THE FIESTA.

What is there specifically in your background, training, education or interests that qualifies you for appointment? What special qualities and/or qualifications can you bring to the body(ies) to which you seek appointment(s)?

FRIENDLINESS, HARD WORK AND IDEAS.

How do you envision fulfilling the objectives, and/or goals of the body(ies), as established by the City Council?

WITH HARD WORK AND DETERMENATION

How many meetings of the commission(s), board(s), or committee(s), to which you are interested in being appointed have you attended? Please indicate how often and when.

1

How much time, on a monthly basis, can you commit to reviewing materials in preparation for attendance at meetings of the body(ies) to which you desire appointment?

ANY TIME AFTER 6 PM DURING THE WEEK AND ALL DAY SAT. OR SUN.

Is there anything else you would like to add that has not been covered by your answers to the prior questions? (You may attach supplemental information below.)

I LOVE CULVER CITY AND THE LA BALLONA FESTIVAL. I HAVE BEEN ATTENDING FOR ABOUT 20 YEARS NOW AND REALLY MISSED IT LAST YEAR.

Please upload a file to attach supplemental information, if desired.

You are invited to attach additional pages, enclose a copy of your resume and/or submit supplemental information which you feel may assist the appointing authority in its evaluation of your application.

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☒ Website/Email

Supplemental Questions

Thank You

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Work Experience

Office Assistant

Bhalla and Associates - Santa Monica, CA

January 2015 to Present

Type customer sales orders, charge credit cards, print and disperse all emails, build prices and photograph all new items, light accounting, and all other office duties including backup reception.

Jr. Escrow Officer

Pacific Realty & Mortgage, Inc

December 2006 to July 2014

Prepared Escrow Instructions, packaged loan documents, funded, recorded and dispersed Refinance Escrows.

Escrow Assistant/Office Assistant

Westside Escrow Corporation

July 2001 to September 2006

Assisted Escrow Officer with some Resale Escrows, and handled all phases of Refinance Escrows except for closings and disbursements. I also answered phones, processed mail, filing, ordered office supplies and did the daily deposits.

Office Manager

Ardsley Construction

April 1995 to November 2000

I maintained schedules for several construction projects, coordinated meetings between, clients, sub- contractors, inspectors, and employees. Typed estimates did A/P, A/R and all other general office work.

Education

Associate in Business

Santa Monica College - Santa Monica, CA

Skills

SKILLS

Jr. Escrow Officer/Assistant, Office Management, Organized Typing/45 wpm, Office Assistant, Personal Assisting, Data Entry, Collections, Customer Service, Reception and all General Office duties.

Microsoft Word, Excel, Windows Quick Books Pro, Outlook, Email Internet/web

Doc.Net, RBJ, Streamline, SMS Trust Link, ABS and Doc Magic

CERTIFICATONS

Escrow Agents Fidelity Corporation Certificate Card #118381