

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

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

October 10, 2022  
7:00 p.m.

**Call to Order & Roll Call**

Mayor Lee called the regular meeting of the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board to order at 5:35 p.m. in the Mike Balkman Chambers at City Hall.

Present: Daniel Lee, Mayor  
Albert Vera, Vice Mayor  
Göran Eriksson, Council Member  
Alex Fisch, Council Member  
Yasmine-Imani McMorrin, Council Member

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**Closed Session**

Mayor Lee invited public comment.

Jeremy Bocchino, City Clerk, indicated that no public comment had been received.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL, CULVER CITY HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD ADJOURN TO CLOSED SESSION.

At 5:37 p.m. the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to Closed Session to consider the following Closed Session Items:

**CS-1** CC - Conference with Legal Counsel - Anticipated Litigation  
Re: Significant Exposure to Litigation (1 Item)  
Pursuant to Government Code Section 54956.9(d) (2)

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**CS-2** (NOT CONSIDERED) CC - Conference with Real Property Negotiators  
Re: 9505 W. Jefferson Boulevard (Public Works Yard), 4117 Overland Avenue (Veterans Park), and 9910 Jefferson Boulevard (Bill Botts Field)  
City Negotiators: John Nachbar, City Manager; Jesse Mayes, Assistant City Manager  
Other Parties Negotiators: Verizon; AT&T  
Under Negotiation: Both Price and Terms  
Pursuant to Government Code Section 54956.8

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**CS-3** CC - Conference with Legal Counsel- Existing Litigation  
Re: WCAB Case No. ADJ11601317  
Pursuant to Government Code Section 54956.9(d) (1)

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**CS-4** CC - Conference with Labor Negotiators  
City Designated Representatives: City Manager John Nachbar; Assistant City Manager Onyx Jones  
Employee Organization: Culver City Employees Association; Culver City Management Group; Culver City Police Officers Association; Culver City Fire Fighters Association; Culver City Police Management Group; Culver City Fire Management Association; Executive Management Employees  
Pursuant to Government Code Section 54957.6

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**Regular Session**

Mayor Lee reconvened the meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board at 7:10 p.m. with five Council

Members present.

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**Recognition Presentation**

Item R-5  
(Out of Sequence)

**CC - Presentations of a Proclamation Designating October 2022 as "Walktober"**

Mayor Lee presented a proclamation designating October 2022 as "Walktober".

Jim Shanman, Safe Routes to School Coordinator, thanked the City Council and the School Board for their support; announced International Walk to School Day on October 12; discussed planned activities; and he reported feedback from parents in appreciation of improvements made to facilitate biking in the City.

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Item R-1

**CC - Presentation of a Proclamation Designating October as Disability Awareness Month 2022**

Vice Mayor Vera presented a proclamation designating October as Disability Awareness Month 2022.

Robyn Tenensap, Disability Advisory Committee Chair, recognized other Disability Advisory Committee Members present; thanked the City for the recognition and support; reported on the Drive-Through Ability Resource Fair on October 9; thanked the Girl Scouts and City volunteers for their efforts; invited Council Members to participate in the Wheelchair Basketball game on October 21; indicated that the display case at the library featured books written by people with disabilities for Disability Awareness month; and she encouraged everyone to participate in activities.

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Item R-4  
(Out of Sequence)

**CC - A Proclamation Designating October 2022 as National Arts and Humanities Month**

Council Member Fisch presented a proclamation designating October at National Arts and Humanities Month.

Tania Fleischer, Cultural Affairs Commission (CAC) Chair, introduced other CAC Commissioners in attendance as well as Artist Laureate, Alexey Steele; she thanked the City Council for their support; and she encouraged everyone to support the Arts by participating this month and throughout the year and to support the Arts.

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Item R-2  
(Out of Sequence)

**CC - Presentation of a Commendation to Justin Sandy for his Contributions to Culver City Community Members with Disabilities**

Council Member Eriksson presented a commendation to Justin Sandy for his contributions to Culver City community members with disabilities.

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Item R-6  
(Out of Sequence)

**CC - Presentation of a Proclamation designating October 2022 as National Breast Cancer Awareness Month**

Council Member McMorris presented a proclamation designating October 2022 as National Breast Cancer Awareness month.

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Item R-3  
(Out of Sequence)

**CC - Presentation of a Commendation to the Friendship Factor for their Contributions to Culver City Community Members with Disabilities**

Vice Mayor Vera presented a commendation to the Friendship Factor for their contributions to Culver City community members with disabilities.

Denise LeMons, The Friendship Factor, introduced co-founder Josie Sandoval; expressed appreciation to the City for the recognition; provided background on the organization; and presented a book to each of the Council Members.

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Item R-8  
(Out of Sequence)

**CC - Proclamation in Recognition of Pedestrian and Traffic Safety Month**

Council Member Fisch presented a proclamation in recognition of Pedestrian and Traffic Safety Month.

George Montgomery, Bicycle and Pedestrian Advisory Committee Chair, thanked the City for the proclamation.

Mayor Lee received clarification that the Certificate of Recognition for Level Up would be presented later.

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Item R-7  
(Out of Sequence)

**CC - Proclamation in Recognition of Indigenous Peoples Day 2022**

Mayor Lee presented a proclamation in recognition of Indigenous Peoples Day 2022 and indicated that he would be addressing Indigenous Peoples Day in his community announcements and hoped that others would be as well.

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**Pledge of Allegiance**

Mayor Lee led the Pledge of Allegiance.

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**Report on Action Taken in Closed Session**

Mayor Lee indicated nothing to report out of Closed Session.

Heather Baker, City Attorney, reported that Item CS-2 had not been considered and would be placed on a future agenda.

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**Community Announcements by Members/Information Items from Staff**

Council Member McMorris echoed the acknowledgement of Indigenous Peoples Day; discussed collective history; oppression and discrimination; acknowledged World Mental Health Day, provided statistics, and encouraged selfcare; reminded everyone to get their COVID boosters and shots; discussed anti-Black, discriminatory, and homophobic comments made by established leaders in Los Angeles; she expressed support for community calls for resignation; noted the need for healing; discussed the deeper work needed; the culture; anti-Blackness in Culver City; ensuring accountability; not letting inappropriate words slide; implications around the re-districting process in Los Angeles; she called for colleagues and community-members to think about the issue that affects Culver City as well; noted the need to identify anti-Blackness and other discriminatory cultures; the importance of naming explicit racism; and the disproportionate numbers of Black people who are unhoused or arrested.

Council Member Eriksson expressed shock and disappointment at the racist comments made by Los Angeles City Council Members; he asserted that those words were not representative of the community; indicated that he stood in solidarity with everyone hurt by the racist remarks; acknowledged recent events in Culver City; the need for resignations; lack of trust in leadership; the need for leaders to bring the community together; the need to engage in meaningful work; and he expressed appreciation for the response from the Culver City Police Department (CCPD) when his office was recently vandalized.

Council Member Fisch echoed concerns with comments made by Los Angeles City Council Members; reported that he had publicly called for the resignation of the Council Members involved; discussed anti-Black and anti-Indigenous comments; expressed concern with loss of trust in City government; and he thanked organizers for another successful Arts Walk and Roll event.

Vice Mayor Vera thanked the Fire and Police Departments for their professional response to issues related to the unhoused community; discussed a recent attack on a homeless individual; and he invited everyone to a Latino Heritage Month event at the Senior Center on October 11.

Mayor Lee indicated that he was not surprised or shocked by comments from the Los Angeles Council Members; discussed daily encounters with racism in every aspect of life; the need for honest acknowledgement of issues; the California Reparations Task Force meeting; he congratulated the Arts District for the Arts Walk and Roll Festival; reported attending the opening of the K-Line as well as the annual Fiesta Mexicana at Tito's Tacos for National Taco Day put on by Culver Arts; indicated speaking at the Wende Museum for German Unification Day; he reflected on the war in Ukraine; noted the collaboration of astronauts; discussed Breast Cancer Awareness month; the groundbreaking for the Project Homekey sites on Sepulveda; the importance of continued work to help the unhoused; he personally acknowledged that the meeting was being held on ancestral Gabrielino Tongva and Chumash land that was unseated; and he pointed out the lack of acknowledgement of cultural practices and vast accomplishments of the Indigenous communities due to racism.

Council Member Fisch reported that state Housing and Community Development (HCD) had approved the City's General Housing Element and had expressed appreciation to specific staff members noting that the City was now eligible for certain grants and had avoided the risk of losing substantial land use authority.

Mayor Lee acknowledged the work on the Housing Element by staff who were no longer working with the City.

Jeremy Bocchino, City Clerk, announced that beginning in November, City Committee, Commission, and Board meetings would become hybrid for the public to attend; she indicated that members of the public would no longer be required to register to attend the event, registration would only be required to speak; she reported that additional information would be

available on the City website with an email to be sent out via govdelivery; she provided contact information for those with questions: [city.clerk@culvercity.org](mailto:city.clerk@culvercity.org) or (310) 253-5851; she stated that ballots for the November 8 General Election had been mailed; and she provided contact information for those with questions: (800) 815-2666 or [votebymail@rrcc.lacounty.gov](mailto:votebymail@rrcc.lacounty.gov).

Manny Cid, CCPD Chief, reported that the CCPD Forensics section had become nationally accredited and he thanked staff and the City for their support; discussed the Pink Patch Project and Breast Cancer Awareness Month noting that donations were accepted through the City of Hope at [cityofhope.org/pinkpatchproject](http://cityofhope.org/pinkpatchproject); and he provided an update on the Youth Diversion Program and introduced partners from Youth Advocate Programs.

Marjon Hunter, Los Angeles County Department of Youth Development, discussed county-wide diversion and she expressed pride at the partnership with the City.

Brandon LeMar, Youth Advocate Programs, expressed excitement about the partnership with the City and provided background on the organization.

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**Joint Public Comment - Items NOT on the Agenda**

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Brian Haas, parent of an El Rincon student, thanked the City for their support of International Walk to School Day; discussed the City contract for crossing guards; inconsistency with the current situation; concern with the emphasis on issuing parking tickets; the importance of communication and consistency with fully staffing each school during the appropriate hours; and protecting the most vulnerable pedestrians.

Sara Pirooz was called to speak but was not present online.

Claudia Fajardo was called to speak but was not present online.

Jamie Wallace, with one minute ceded by Melissa Sanders, congratulated the City on the passage of the Housing Element; acknowledged the amount of work put in; discussed parts of work



included that were not necessary; the ability of a subsequent City Council to revise and resubmit the Housing Element; the importance of voting on November 8; required housing units; the rezoning of the entire City; incremental infill; replacement of older affordable homes with larger market rate units; displacement of the few remaining lower income renters; lack of protections or limits on the number of new units; removal of SB (Senate Bill) 9 protections; real estate speculators; the number of properties currently being developed by Thomas James in the City; pricing out renters, seniors, and middle income people; higher earning people moving into the City; huge houses built on R-1 and R-2 lots; corridor and shopping center plans; economy of scale; and she expressed concern that noticing regarding the proposed change in the Housing Element to allow commercial in residential areas should not have been classified as a "minor" change.

Andrea Bardin Schainen was called to speak but was not present online.

Taylor Debevec provided background on herself; asked that El Marino Elementary be included in the contract for crossing guards; expressed appreciation for the Walk and Rollers Program and City support of pedestrian safety and crossing guards; discussed the small town feel of Culver City; the privilege of being able to walk to school; risks; traffic flow; commuters; and main access points to El Marino.

Discussion ensued between staff and Council Members regarding the number of crossings covered in the crossing guard contract; collaboration with CCUSD (Culver City Unified School District); ensuring that elementary schools are serviced; the current contract as mirroring previous coverage; and the ability to grow the number of crossings with the next contract.

Robert Zirgulis presented photos of homeless individuals and encampments; indicated that he never thought that Culver City would have people sleeping on the streets; asserted that Alex Fisch and Freddy Puza were not doing anything for the City; he discussed racism; and concern with statements made about CCPD.

Heather Baker, City Attorney, reminded the public about City policy against campaigning and electioneering in Council Chambers.

Georges Chamchoum, Asian World Film Festival, thanked the Mayor and City Council for their support; expressed regret that money

spent was going outside of Culver City; and discussed his efforts to hold the Festival in the City.

Eileen Chen thanked the City for continued support of the Asian World Film Festival; indicated that the theater had not been open; hoped to have a stage outside the Arclight Theater for the free Martial Arts Day event on November 12; discussed involvement in the event by Bruce Lee's daughter; the spotlight on stunt people; she expressed appreciation for the City support; asked for assistance in getting the word out to residents; and she indicated the intent of the Festival to be fully back in Culver City next year.

Discussion ensued between staff and Council Members regarding consideration of support for the Martial Arts Day in Item C-6; the Squid Game exhibit; and the Martial Arts demonstration.

Maky Peters reported representing healthcare workers at the only hospital in Culver City; discussed stories shared by healthcare workers; appreciation to Council Members for directing the drafting of a motion for a \$25 minimum wage for healthcare workers in Culver City; consideration of following the actions of other area cities; and she urged the City to take action to bring the matter back at the earliest possible time.

Mayor Lee expressed support for bringing back the item as soon as possible.

Larry Kringen asserted that the hospital needed more employees; noted that many people had multiple jobs to make ends meet; and he expressed appreciation to the City Council.

LaRhonda Smith expressed appreciation to the City Council for their support of considering a \$25 minimum wage for healthcare workers; discussed City Council direction to staff to draft an ordinance on August 8; she asserted that healthcare workers were being lost; and she asked that the item be placed on the next City Council agenda.

Felicia Clayton was called to speak but was not present online.

Mychel Williams was called to speak but was not present online.

Sanjay Gaur discussed drought conditions in California; water sources; reliability; agencies responsible for ensuring that safe, reliable water is available; West Basin Municipal Water District; money spent on a failed desalinization project;

questionable hires; he provided background on himself; and, responding to inquiry, he clarified that he was running in the November 8 election to represent the Water District.

Heather Baker, City Attorney, reiterated her remarks about City policy against campaigning and electioneering in Council Chambers.

Zoila Moreira was called to speak but was not present online.

Ron Ostrin was called to speak but could not be heard.

Karim Sahli noted that Bruce Lee used to live in Culver City; discussed traffic violence as the number one killer in Culver City; the need for crossing guards; the need to redesign streets and intersections; the ability of a future City Council to change rules regarding housing; the number of renters in the City; the importance of the election and getting out to vote; and he asked about the status of the signs in Project Homekey.

Carlos Valverde was called to speak but did not respond.

Felicia Clayton was called to speak but was not present online.

Leslie Ostrin was called to speak but did not respond.

Ron Ostrin was called to speak but did not respond.

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#### **Receipt of Correspondence**

MOVED BY COUNCIL MEMBER MCMORRIN, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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#### **Order of the Agenda**

Item R-5 was heard before Item R-1, Item R-4 was heard before Item R-2, Item R-6 was heard before Item R-3, and Item R-8 was heard before Item R-7.

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**Consent Calendar**

Tara Barauskas was called to speak on Item C-6 but was not present online.

MOVED BY VICE MAYOR VERA, SECONDED BY COUNCIL MEMBER MCMORRIN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-6.

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Item C-1

**CC:HA:SA - Approval of Cash Disbursements for September 3, 2022 to September 30, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR SEPTEMBER 3, 2022 TO SEPTEMBER 30, 2022.

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Item C-2

**CC:HA:SA - Approval of Minutes of the Regular City Council Meetings on September 12, 2022 and September 19, 2022**

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CITY COUNCIL MEETINGS ON SEPTEMBER 12, 2022 AND SEPTEMBER 19, 2022.

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Item C-3

**CC - Approval of an Amendment to the Existing Professional Services Agreement with Siemens for an Additional Year in an Amount Not-to-Exceed \$63,008 (from \$292,355.47 to \$355,363.47) for the Regular Testing, Maintenance and Repair of the Fire Safety System at City Hall, Transportation, Senior Center, and Police Station**

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH SIEMENS FOR AN ADDITIONAL YEAR IN AN AMOUNT NOT-

TO-EXCEED \$63,008 (FROM \$292,355.47 TO \$355,363.47) FOR THE REGULAR TESTING, MAINTENANCE, AND REPAIR OF THE FIRE SAFETY SYSTEMS AT CITY HALL, TRANSPORTATION FACILITY, POLICE STATION, AND SENIOR CENTER; AND,

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

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

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Item C-4

**CC - Adoption of an ordinance (1) Repealing and replacing Culver City Municipal Code (CCMC) Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes"; (2) Repealing and replacing CCMC Subchapter 15.02.1100, of Chapter 15.02, "Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards"; and (3) Adopting by reference the 2022 California Building Standards Administrative Code, 2022 California Building Code with Local Amendments, 2022 California Residential Building Code with Local Amendments, 2022 California Electrical Code, 2022 California Mechanical Code with Local Amendments, 2022 California Plumbing Code with Local Amendments, 2022 California Energy Code, 2022 California Historical Building Code, 2022 Existing Building Code with Local Amendments, 2022 California Green Building Standards Code with Local Amendments, and 2022 California Reference Standards Code; 2021 International Property Maintenance Code with Local Amendments**

THAT THE CITY COUNCIL: ADOPT AN ORDINANCE (1) REPEALING AND REPLACING CULVER CITY MUNICIPAL CODE (CCMC) SUBCHAPTER 15.02.100, OF CHAPTER 15.02, "ADOPTION OF STATE CODES"; (2) REPEALING AND REPLACING CCMC SUBCHAPTER 15.02.1100, OF CHAPTER 15.02, "LOCAL AMENDMENTS TO THE GREEN BUILDING STANDARDS CODE, BUILDING CODE AND RESIDENTIAL BUILDING CODE, TO ESTABLISH REACH CODE STANDARDS"; AND (3) ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA RESIDENTIAL BUILDING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, 2022

CALIFORNIA GREEN BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AND 2022 CALIFORNIA REFERENCE STANDARDS CODE; 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH LOCAL AMENDMENTS.

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Item C-5

**CC - Approval of a Memorandum of Understanding (MOU) for Events with the Culver City Downtown Business Association (DBA) for City-Sponsored Events through December 31, 2025**

THAT THE CITY COUNCIL:

1. APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CULVER CITY DOWNTOWN BUSINESS ASSOCIATION DESIGNATING CERTAIN EVENT(S) AS CITY-SPONSORED EVENTS THROUGH DECEMBER 31, 2025; AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/APPROVE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY COUNCIL.

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Item C-6

**CC - (1) Award of a \$2,200 Off-Cycle Special Events Grant and Designation of the Asian World Film Festival Kung Fu Day Commemorating Bruce Lee on November 12, 2022, as a City-Sponsored Event, as Recommended by the Special Events Grant Program City Council Ad Hoc Subcommittee; and (2) Authorization to the City Manager to Administratively Approve Applicable City Permits and Licenses Needed to Conduct the Event**

THAT THE CITY COUNCIL:

1. AWARD A \$2,200 OFF-CYCLE SPECIAL EVENTS GRANT AND DESIGNATE THE ASIAN WORLD FILM FESTIVAL KUNG FU DAY COMMEMORATING BRUCE LEE ON NOVEMBER 12, 2022 AS A CITY-SPONSORED EVENT, AS RECOMMENDED BY THE SPECIAL EVENTS GRANT PROGRAM CITY COUNCIL AD HOC SUBCOMMITTEE; AND,
2. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENT.

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**Public Hearings**

Item PH-1

**Appeal of the Planning Commission's Adoption of a California Environmental Quality Act Sustainable Communities Project Exemption for a Mixed-Use Project at 12727 Washington Boulevard (Project)**

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF THE PUBLIC HEARING NOTICE.

Jose Mendivil, Associate Planner, provided a summary of the material of record noting that staff had not had proper time to review two in-depth reports that were received at 3:30 p.m. on October 10; he reported that the reports were available to the public in Council Chambers; indicated that the recommendation could be made to deny the appeal and to affirm the adoption of Sustainable Communities Project Exemption (SCPE); discussed options before the City Council; and he summarized the process.

Mayor Lee received clarification that the appellant would provide a summary of materials submitted to the City Council earlier in the day.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Victoria Yundt, Lozeau Drury LLP, representing the appellant, Supporters Alliance for Environmental Responsibility (SAFER); discussed the request for the City Council to not uphold the Planning Commission's decision to adopt a SCPE exemption until a new study could be prepared; comments from indoor air quality experts; lack of compliance with environmental criteria to quality for a SCPE; the need for a full CEQA (California Environmental Quality Act) analysis; significant air quality and health risks; exposure to cancer risks exceeding the South

Coast Air Quality Management District (SCAQMD) significant threshold; amplification of high cancer risk due to the project location; failure to analyze indoor air impacts; project emissions; diesel particulate emissions; potential impacts from construction and over the lifetime of the project; sensitive receptors; significant air quality impacts; failure of the City to analyze impacts; the need for Transit Priority Projects (TPP) to be consistent with the Sustainable Communities Strategy or alternative strategies as accepted by the California Air Resources Board (CARB) as meeting greenhouse gas emission (GHG) reduction targets; failure to demonstrate consistency with CARB's GHG reduction goals; potentially significant health risks and GHG impacts; exceeding SCAQMD 2035 efficiency targets; inability to meet the SCPE; failure to demonstrate the ability to meet climate goals; inadequate disclosure of impacts; the need for a Preliminary Endangerment Report; potentially significant health impacts; and the request from SAFER for proper CEQA review by the City.

Andrew Brady spoke on behalf of the project applicant, asserted that the appellant was not trying to address real concerns, but rather to sandbag the City with the submission of a voluminous report at the last minute and he felt that the behavior should not be rewarded; discussed the law indicating that the City is not obligated to review last minute submissions; delay tactics; substantively meritless reports; use of arguments that do not fit; exemptions created by the state for TPP; applicable standards; criteria necessary to qualify for the exemption; speculation regarding alleged formaldehyde impacts; indoor air quality standards; standards created for major polluters; diesel particulate matter; the construction period; he asserted that the report that was submitted was generic and did not apply specifically to the project; he discussed GHG emission standards; standards meant to support smart growth projects; designated TPAs; state determination of whether the project reduces GHGs; preliminary endangerment assessment; lack of contrary substantial evidence provided; complaints about reports that are not provided; lack of substantial evidence of a flawed analysis; and he requested that the appeal be denied.

Andrew Weissman was called to speak but was not present online.

Jerred Langford, union carpenter, felt that the City should implement labor standards on the project; discussed protecting workers; ensuring that contractors get their workforce through a state accredited program; providing a livable wage; and the



importance of healthcare for workers doing a potentially dangerous job.

Melissa Sanders expressed hope that the Environmental Attorney would figure out what is important; support for the affordable housing development; wanted eco and climate friendly materials to be used; discussed offsetting toxic chemicals; and she proposed a rooftop garden for the project.

Michael Miller discussed different developments recently built in the area; the triangular lot; the need to address traffic; access from a one lane street; and he wanted to see access allowed from Washington Boulevard.

Nicolas Gonzalez echoed comments in support of environmentally sustainable products and design for the project; discussed construction impacts to local wildlife; the large number of bird species in Los Angeles county; loss of migratory birds in North America; environmental losses due to building collisions; disorientation due to outdoor lighting; Bird-Safe Building Guidelines passed by other cities; bird-safe practices; and he expressed support for Culver City leading Los Angeles county in protecting natural resources, specifically the native bird species by incorporating Bird-Safe Guidelines for all buildings of a certain size.

Victoria Yundt discussed time required for experts to review and provide a thorough analysis of projects; the substantial evidence standard; prerequisites to qualify for a SCPE; potential mitigation measures; and the request for adequate CEQA review.

Andrew Brady discussed the lateness of the report submission; the substantial evidence test; information cited by the appellant that is not relevant to the analysis; speculation; the need to base information on the actual project; consistency of the project with sustainable community strategy; and he asserted that the Planning Commission had made the correct decision.

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

Discussion ensued between staff and Council Members regarding appreciation for comments made; affirmation of the Planning Commission recommendation; collaboration with unions; the

importance of supporting workers; additional affordable units in the project; research into standards from other jurisdictions regarding bird mortality for future projects; work that has already gone into the project; confusion with the last minute data provided; and support for the work of staff.

Council Member Eriksson moved to deny the appeal.

Additional discussion ensued between staff and Council Members regarding the substantial evidence that the project qualifies for the exemption; encouragement for communication with the appellant regarding future construction; concern with the last minute submission of information; support for agendaizing a future discussion of bird-safe construction; labor standards; concern with proposing extra barriers to housing; the feeling that the project meets the requirements of SB 375; support for discussing bringing a project labor agreement to the City; support for including additional affordable housing in the project; Reach Codes; and support for building with sustainable materials, passive heating and cooling, heat pumps, and including solar panel requirements for commercial and mixed use projects.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR VERA AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION'S ADOPTION OF A CEQA SCPE FOR THE MIXED-USE DEVELOPMENT AT 12727 WASHINGTON BOULEVARD.

Heather Baker, City Attorney, received clarification that the accompanying resolution had been adopted.

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Item PH-2

**Introduction of an Ordinance Approving a City-Initiated Zoning Code Amendment (P2022-0234-ZCA), Amending Title 17: Zoning Code of the Culver City Municipal Code (CCMC) as it Relates to Minimum Required Off-Street Parking, Automated Parking/Parking Stackers, Bicycle Parking, and Loading**

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

Andrea Fleck, Planning Technician, and Gabriela Silva, Associate Planner, provided a summary of the material of record.

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

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Jim Suhr complimented the City on their work to eliminate parking minimums; expressed eagerness to work with the City Council subcommittee on parking maximums; and he urged caution moving forward on the next step.

Jamie Wallace discussed narrow streets in the City; reducing parking minimums on residential properties; affects to commercial and residential properties; renters or others who want to park on the property; reductions to construction costs; permit parking; she asked about the process; and she questioned how many times the item would be considered before moving forward.

Nancy Barba indicated that she was a Planning Commissioner speaking on her own behalf and she encouraged the City to join other cities that have abolished parking minimums.

Melissa Sanders felt the item was premature; discussed lack of safe transportation options; elimination of parking with MOVE Culver City; overnight parking in parking structures for the new development by the Kirk Douglas Theater; concern with the willingness of people to spend money on a condo without parking; the need to look at how commercial businesses will function without parking; and she asked the City Council not to eliminate parking minimums.

Ron Ostrin was called to speak but could not be heard.

Bubba Fish discussed legitimate concerns regarding affordability; increased costs to rents with parking; state law eliminating parking requirements near transit; the need to go further than the state and eliminate parking minimums City-wide; the experience of the city of London; parking surplus that proliferates at city centers which drive up costs; housing affordability; support for Culver CityBus and City

infrastructure; and he asked that parking minimums be eliminated.

Michael Monagan was called to speak but was not present online.

Karim Sahli expressed support for the item; discussed the car culture that was killing residents; traffic violence; and he asserted that it was time for the City to act boldly and make a transformational shift.

Cindy Greenberg spoke in support of ending parking minimums; discussed the actions of other cities; her shift to use of an electric bike; she hoped that the City Council would lead the way; and she felt that eliminating parking downtown made the area more pleasant.

Freddy Puza asserted that redesign of cities would help address climate change; discussed reimagining alternatives to change the deep dependence on car culture; costs of building; concern with defaulting to car usage; providing options for people that do not want to use cars; and elimination of minimums to reduce congestion and pollution.

Sara Mineo spoke in favor of the proposed amendment; discussed her non-conforming lot; and the inability for her to make changes to her home with the current rules in place.

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

Discussion ensued between staff and Council Members regarding appreciation to staff for the quick turnaround; support for increasing affordable housing and alternative transportation options; the bicycle amendment included in the update; acknowledgement that things would not change overnight; elimination of the need to build parking that may not be needed; community commitment to sustainability; mitigating the impacts of climate change; Assembly Bill (AB) 904; lack of unanimous support from the Planning Commission; decoupling parking throughout the City; risks of parking intrusion; creating metered parking and permit parking to address issues; ensuring that guardrails are put in place to protect against unintended consequences; differences in developers; the need to take a deeper look at the issue; inadequacy of the public transportation system in the Los Angeles area; lack of coordination; people who need their cars and cannot exclusively

depend on transportation; the need to proceed cautiously; allowing state law to play out; uniqueness of the City; commercial alleys that have residential on the other side; changes in the state to outlaw combustion engines; inappropriate comparisons with London; the feeling that the action is premature; the difficulty of reversing climate change; the inability to meet the inadequate state climate goals; the need to reduce per capita driving by 20%; taking the opportunity to build out a revolutionary transit system quickly; the gradual change; residential parking intrusion; parking code that has prevented people from making changes to their homes; the ordinance that has been in place for 60 years; and support for agendizing consideration of a City-wide parking benefit system.

Council Member Fisch moved to introduce an ordinance to eliminate parking minimums.

Additional discussion ensued between staff and Council Members regarding AB 2097; concern with a "one size fits all approach"; parking intrusion into neighborhoods; encouraging Transit Oriented Development (TOD); putting a connected transit system in place; developers who want to take advantage of a situation; concern with waiting for everything to be perfect before moving forward; clarification that the ordinance does not eliminate parking; addressing income inequality; and allocating space in new developments to bicycle parking or to additional housing units.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL: INTRODUCE AN ORDINANCE APPROVING A ZONING CODE AMENDMENT P2022-0234-ZCA, AMENDING TITLE 17: ZONING CODE, RELATING TO MINIMUM REQUIRED OFF-STREET PARKING, PARKING STACKERS, BICYCLE PARKING AND LOADING, AND ADOPTING AN EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15061(B)(3).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN  
NOES: ERIKSSON, VERA

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**Action Items**

Item A-1

**CC - (1) Discussion and Review of Options for the Future of Melvil Street, between Washington Boulevard and the City Boundary; and (2) Direction to the City Manager as Deemed Appropriate.**

Yanni Demitri, Public Works Director, provided a summary of the material of record.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Maria Mendoza discussed parking intrusion on Melvil; lack of planning; difficulty accessing the alley; people defecating in the alley; loud music; lack of action to address issues; navigation apps; she expressed frustration that no one is listening or addressing concerns; and noted that the people who do not live on the street do not experience the negative effects.

Susan Rosen asked that she be allowed additional time to speak; reported attending previous meetings on the subject; discussed the amount of time allowed for each speaker to address the body; the closure of Main Street in downtown Culver City; the suggestion to move the Farmers Market to Melvil Street; parking; loading; the City park at the end of Melvil; concern will illegal parking around Rosie's truck; lack of response to her emails; illegal parking on the public street with an expired registration; and she questioned whether those who spoke in favor of the closure would support it if they lived on the affected street.

Michael Rosen discussed the impact of the closure on residents and businesses; accessibility; emergency vehicles; creating a hardship for people residing in the area; liability; street closure fees; permits; toilets for events; parking requirements; Building and Safety awareness; zoning codes; and he noted that the proposal would take away half the street.

Edgar Varela expressed support for the closure that had enabled businesses to survive; discussed recognition and awards at the start of the meeting in support of providing non-car spaces in the City; low-impact events in the space for community use; the location on the east side of the Arts District; lack of support

services and green space in the area; he expressed support for an impact study; reported neighborhood support for the closure; and he thanked those who attended the Culver City Arts Walk and Roll event.

Ken Mand spoke in favor of keeping Melvil as it currently is while working to find the best way forward; he acknowledged neighbor concerns; discussed communication between the Arts District Business Improvement District (BID) and the neighbors; solving challenges and addressing issues; community benefits; reclaiming outdoor space; closure methods; engaging in an MOU (Memorandum of Understanding) between the BID and the City; and codifying expectations for use.

Kenji Haroutunian expressed support for public spaces and the proposed closure; discussed community benefits and investment; acknowledged concerns of nearby residents; and he asserted that the situation was manageable.

Erik Paesel expressed support for keeping the street closed and for moving away from a car centric culture, and he felt that the closure was a benefit to the neighborhood overall.

Michael Monagan was called to speak but was not present.

Greg Kuehn discussed negative impacts to the closure; benefits for one or two businesses; asserted that the closure had not proven to be a great community space; felt that it seemed like a good idea to people who do not live there; he noted that there had been no presentation of a beautified version of the space; discussed the need for the throughway; noted that over two years it had not proven to be well thought out; he reported that no one living on the street wanted it; and he asked that those most impacted be taken into consideration.

Karim Sahli asserted that he would be happy if his street was closed; stated that it is easy to change habits but really hard to create new green spaces that benefit the neighborhood and the City; discussed expansion of the area; support for closing the street; and he emphasized the need to get away from car culture.

George Montgomery discussed the lack of private space in the area; the byproduct of the pandemic; helping the small businesses by taking out one lane; ingress and egress; alley access; the commercial block; the adjacent residential area in

Los Angeles; existing permit parking; the pilot program; and transforming the area into a park if the closure is extended.

Discussion ensued between staff and Council Members regarding support for reclaiming public space for people and not cars; acknowledgement of neighbor concerns; intentional activation of Main Street; closure options; plans for the space; the importance of clear communication; ensuring a level of accountability; the community benefit for the City; taking more time to work out details; the BID process; activation of the space; variables; feedback from neighbors and the business on the street that do not want it vs. feedback in support of keeping the street closed from people who are not directly affected; the feeling that the space is too small for the Farmers Market; proximity of Syd Kronenthal Park which has facilities for birthday parties; concern that the approach is to keep the street closed while the City figures out something to do with it; pollutions concerns with the location being adjacent to a busy street; those who want to keep the street closed; allowing yoga instructors to continue their activities in Syd Kronenthal Park; the importance of working with the neighbors and neighborhood businesses to come up with a plan that works for everyone; opposition from those on a different street; support for working with those directly impacted; support for addressing cleanliness issues; maintenance; Code Enforcement; programing the space; difficulty investing in public space when it's not clear what it is; support for investing in the space; putting a curb on Washington; use of bollards to allow businesses to load in; due diligence; Los Angeles emergency services; the comment about particulate matter; high volume roads; transforming the City one space at a time; quality of life issues for residents; waiting until it is clear what the space will be used for; determining who is benefitting from giving up City property; setting precedent; previous consideration and rejection of Hargis; opening up the street and bringing the neighbors into the conversation; concern with closing the street off without a plan in place; whether fees would be charged to use the space; investment in the space; making it clear that the space is for all to use; bathroom facilities; cost and type of bollards; and saving money for use to improve the area.

Council Member Fisch moved to keep the street closed during the transition to making the area a public park. Council Member McMorris seconded the motion.

Additional discussion ensued between staff and Council Members regarding concern with adding a new park given the current



inability to properly maintain existing parks; concern with moving forward without determining what the process looks like; clarification that the street is to be closed to vehicular traffic while exploring steps to make the area a public park; coordination with George Montgomery's group and residents to take input into consideration in the ultimate design of the park; City Manager discretion; engagement of a landscape architect; including the Parks, Recreation and Community Services Department in the process; City Council review of the concept; environmental review; and possible installation of a bike lane.

MOVED BY COUNCIL MEMBER FISCH AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL MAKE THE STREET CLOSURE PERMANENT TO VEHICULAR TRAFFIC, COMMITTING TO MAKING THE AREA A PARK AND DIRECTING THE CITY MANAGER TO TAKE THE STEPS NECESSARY TO WORK TOWARDS A PARK CONCEPT TO BE BROUGHT BACK TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN  
NOES: ERIKSSON, VERA

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Item A-2

**CC - (1) Presentation Regarding the Consideration of Electrification Reach Codes that May Potentially Limit or Prohibit Gas in New Construction; (2) Receipt of Public Comment on Electrification Reach Code Amendments to the City CALGreen Code; (3) Direction on Building Electrification Reach Code Approaches and Exemptions Allowing Gas Hook Ups; (4) Direction on a Potential Electrification Reach Code Ordinance; and (5) Direction on Other Reach Code Policies to Pursue**

Tim Koutsourous, Building Official, provided a background on the item.

Melanie Jacobson, ID360, noted the need for City Council direction as to the desired Reach Code approach; provided a presentation regarding consideration of Electrification Reach Codes; discussed exemptions; sustainability initiatives; implementation of mandatory Green Building programs; items already in the code; national and state-wide context; regular statewide code updates; requirements for new buildings; ensuring that federal appliance efficiency standards are not preempted;

application to new construction, not existing buildings; the Reach Code process; impacts to local building code; public engagement; Building Electrification Reach Code Options; community feedback; Accessory Dwelling Units (ADUs); resiliency; capacity of the electric grid; education for the development community; battery and solar PV panel disposal; and she requested feedback from the City Council.

Discussion ensued between staff and Council Members regarding clarification on community input on ADUs.

Mayor Lee invited public comment.

The following members of the public addressed the City Council:

Joshua Torres, Southern California Edison, indicated that he was present to answer any questions.

Michael Rochmes indicated that he was a resident and a member of Climate Reality; discussed his interest in addressing the climate crisis; other cities and counties that have already engaged in the proposed process; benefits; cost savings; energy efficiency and solar; timing; phasing; and he wanted to see requirements for substantial remodels and requirements for electric readiness.

Nancy Barba was called to speak but did not respond.

Ron Ostrin was called to speak but could not be heard.

Freddy Puza was called to speak but did not respond.

Discussion ensued between staff and Council Members regarding appreciation for the presentation and for the public comment; support for the most stringent option proposed; limiting exemptions; the need to do as much as possible to address climate change; induction stoves; the complicated issues; impacts of alternatives; cost implications; state requirements that a cost effectiveness study be performed; consumer level of cost effectiveness; benefit to cost ratio; necessary development that has yet to be done; exceptions; propane; the need to accommodate increased use of electric; the usefulness of gas when the electricity goes out; the feeling that more information is necessary to move forward; electric vehicles; support for the all-electric plus efficiency option; affordability for single-family homes; the approval process; the California Energy Commission; existing code; the definition of new construction;

existing remodels; separate cost effective studies for new construction and for remodels or retrofits; cost analyses and remodel studies; counting existing remodels and substantial renovation as new construction; support for not exempting ADUs; infeasibility requirements; limitations on exemptions; providing exemptions for labs; exemptions in Pasadena; the ability to revisit the item every three years; heat pumps; recent studies about electric heaters and stoves in homes; solar requirements on new commercial development; provisions for gray water systems; requirements for gray water systems in all new buildings in Texas; the feeling that the drought is to be semi-permanent; water sources for Los Angeles; increased electricity requirements related to low water levels; incorporating changes into Reach Codes; sustainable building materials and practices as they relate to Reach Codes; addressing GHG in building construction; additional Reach Code topics; moving forward with requirements for solar on buildings smaller than 10,000 square feet; gray water systems; heat pumps to meet all electric Reach Codes; coverage of gray water in the plumbing code; pursuit of additional changes on a separate path; state requirements for commercial buildings moving forward; low-carbon concrete; and Council consensus was achieved to agendize discussion of water and sustainable building materials.

Mayor Lee moved to adopt option 5, requiring all electric plus efficiency and solar.

Additional discussion ensued between staff and Council Members regarding exemptions; technical infeasibility; support for limiting exemptions as much as possible; exemptions deemed to be in the public interest by the Planning Director; support for exemptions similar to what Pasadena has; exemptions for motels over 80 rooms; mandatory pre-wiring for electrical appliances; emergency generators; ensuring that at least three Council Members support the exemptions; lack of support for exempting new ADUs, commercial kitchen and food service establishments; gas generators; a reminder that existing gas hookups do not need to be changed, changes would apply to new construction; Police, Fire and emergency operations; date of implementation; the process; and Council consensus was achieved to exempt for technical infeasibility, labs, public emergency and critical infrastructure as well as multi-family residential projects that are in the entitlement process.

MOVED BY MAYOR LEE AND SECONDED BY COUNCIL MEMBER MCMORRIN THAT THE CITY COUNCIL:

1. PROVIDE DIRECTION TO THE CITY MANAGER ON THE FOLLOWING BUILDING ELECTRIFICATION REACH CODE APPROACH ALL-ELECTRIC REQUIRED PLUS EFFICIENCY AND/OR SOLAR PV, ALL-ELECTRIC MODEL ORDINANCE (GAS PROHIBITION), ELECTRIC ONLY (LIMITED GAS HOOK UP EXEMPTIONS) CALGREEN, ALL-ELECTRIC PREFERRED (MIXED-FUEL), EFFICIENCY; AND,

2. PROVIDE DIRECTION ON BUILDING ELECTRIFICATION REACH CODE EXEMPTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FISCH, LEE, MCMORRIN

NOES: ERIKSSON, VERA

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Item A-3

**CC - (1) Discussion of Proposed Town Plaza Use Policy; and (2) Direction to the City Manager as Deemed Appropriate**

Elizabeth Garcia, Economic and Cultural Development, provided a summary of the material of record.

Mayor Lee invited public comment.

The following member of the public addressed the City Council:

Cary Anderson noted that Town Plaza had been made in 2002; he provided pictures of signage in Town Plaza; discussed hours of operation; camping; lack of enforcement; amplified sound permits; tents; fires; use by non-motorized bicycles and scooters; geo-fencing; and he felt the policy was worthless as it would not be followed.

Discussion ensued between staff and Council Members regarding concern that smaller organizations would not be able to afford the refundable deposit; concern with creating a barrier to access; costs of putting on events in a public space; a suggestion to require more liability insurance and less of a deposit; concern with increasing actual costs; financial impacts; issues with bicycles and skateboards on Town Plaza; setting a speed limit; the feeling that there is no need to ride a bike through Town Plaza now that there is a protected bike lane; self-policing; placeholders in the policy; thoughtful consideration put into the process; achieving a balance;

enforcement of a dismount policy; concern with confusion caused by further activating the space; older people who are intimidated by all of the activity; random laws on the books for optics; prioritizing allowing a space for Culver City groups that do not have an MOU with the City; delineating dismount zones; the feeling that the current situation is working fairly well; the design as conducive to people respecting the space; reduced numbers of incidents; increasing the amount of the deposit relating to the space used; logistics; ensuring a fair process; pricing for distinct areas; staff agreement to study the space; finding a way to cover maintenance costs; fairness; equity; examination of a methodology for creating a hardship waiver; sponsorship; support for the current prohibition of smoking in the Town Plaza area; coming up with an appropriate provision for policy enforcement; concerns with bicycling and skateboarding; balancing harm with how enforcement is handled; children riding bicycles vs. adults riding bicycles; ensuring that everyone is safe in the space; and the plan to bring the item back for adoption on November 14.

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**Public Comment - Items Not on the Agenda**

Mayor Lee invited public comment.

Alicia Ide, Management Analyst, reported that no additional requests to speak had been received.

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**Items from Council Members**

None.

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**Council Member Requests to Agendize Future Items**

None.

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**Adjournment**

There being no further business, at 12:47 a.m., Tuesday, October 11, 2022 the City Council, Culver City Housing Authority Board, and Successor Agency to the Culver City Redevelopment Agency Board adjourned to a meeting to be held on October 24, 2022.

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

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DR. DANIEL LEE  
MAYOR of Culver City, California and CHAIR of the Successor  
Agency to the Culver City Redevelopment Agency Board, and  
Culver City Housing Authority Board

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