

ORDINANCE NO. 2021-013

AN ORDINANCE OF THE CITY OF CULVER CITY, STATE OF CALIFORNIA, AMENDING CHAPTER 15.02 OF THE CULVER CITY MUNICIPAL CODE BY ADDING SUBCHAPTER 15.02.500, MANDATORY SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALLS.

The City Council of the City of Culver City, California, **DOES HEREBY ORDAIN** as follows:

SECTION 1: Chapter 15.02 of the Culver City Municipal Code ("CCMC") is amended by adding the following as Subchapter 15.02.500:

Mandatory Seismic Strengthening Provisions For Existing Wood-Frame Buildings With Soft, Weak or Open-Front Walls

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§ 15.02.500 Purpose.

The provisions of this Subchapter are intended to promote the public welfare and safety by reducing the risk of death or injury that may result from the

1 effects of earthquakes on existing wood-framed multi-story buildings with soft,
2 weak or open-front walls. Generally, this type of structure consists of partial tuck-
3 under parking on the first-floor level with single or multifamily living space in the
4 floors above. In past earthquakes many of these types of structures have
5 performed poorly and collapsed causing loss of life, personal injury, and
6 substantial property damage. This Subchapter is considered an amendment to the
7 California Building Code and creates minimum standards intended to reduce the
8 risk of collapse and improve the performance of these buildings during
9 earthquakes, but not necessarily prevent, the loss of life, injury and damage to
10 property.

11 **§ 15.02.505 Scope.**

12 A. The provisions of this Subchapter shall apply to all existing
13 buildings of wood-frame construction, or wood-frame portions thereof, where:

14 1. A permit for construction of a new building was applied
15 for before October 23, 1978, or if no permit can be located, the
16 structure is determined by the Building Official to have been built under
17 Building Code standards enacted prior to October 23, 1978, and

18 2. The Ground Floor or basement portion of the structure
19 contains parking or other similar open floor space that causes Soft,
20 Weak, Open-Front Wall Lines, or the majority of the Ground Floor or
21 basement portion of the structure contains an open floor space, and
22 there exists one or more stories above.

23 B. *Exceptions.* The provisions of this Subchapter shall not apply to
24 detached single-family dwelling units and detached single-family dwelling
25 units with an Accessory Dwelling Unit as defined in Culver City Municipal
26 Code Section 17.400.095.

27 C. Notwithstanding any provision of the Building Code, compliance
28 with this Subchapter shall not require existing electrical, plumbing,
mechanical or fire-safety systems to be altered to comply with the current
Building Code unless they constitute a hazard to life or property as
determined by the Building Official.

29 **§ 15.02.510 Definitions.**

30 Notwithstanding the applicable definitions, symbols and notations in
31 the Building Code, the following definitions shall apply for the purposes of this
32 Subchapter:

1 *Building Code* is the Building Code of the City of Culver City in effect
2 at the time of submittal retrofit plan for plan review.

3 *Cripple Wall* is a wood-framed stud wall extending from the top of the
4 foundation wall to the underside of the lowest floor framing.

5 *Design Criteria* is a document that outlines the design professional's
6 alternative analysis or Retrofit approach and methodology to satisfy the design
7 intent and performance objective of the Ordinance. This document is intended to
8 be used when the code and seismic Ordinance language does not address the
9 proposed analysis or Retrofit approach or methodology.

10 *Ground Floor* is any floor within the wood-frame portion of a building
11 whose elevation is immediately accessible from an adjacent grade by vehicles or
12 pedestrians. The ground floor portion of the structure does not include any floor
13 that is completely below adjacent grades.

14 *Historical Building* is any building designated as a "qualified
15 historical building" as defined in Part 8, Title 24 of the California Code of
16 Regulations.

17 *Open-Front Wall Line* is an exterior Wall Line, without vertical
18 elements of the lateral force-resisting system, which requires tributary seismic
19 forces to be resisted by diaphragm rotation or contains an excessive cantilever
20 beyond parallel lines of shear walls. Diaphragms that cantilever more than 25
21 percent of the distance between lines of lateral force resisting elements from
22 which the diaphragm cantilevers shall be considered excessive. Diaphragm
23 cantilevers or exterior balconies of 6 feet or less in width shall not be considered
24 excessive cantilevers.

25 *Owner or Building Owner* is the individual(s), agent, firm, corporation,
26 or entity having legal possession, equitable interest in the property, or rights to
27 sanction evaluation or Retrofit of a building.

28 *Retrofit* is an improvement of the lateral force resisting system by
alteration of existing structural elements or addition of new structural elements.

Seismic Design Guidelines are framework guidelines developed by the
Building Official which are intended to calibrate, delineate and detail technical
requirements to be used for the retrofitting of buildings subject to this Subchapter.

Soft Wall Line is a deficiency in a Wall Line in which the lateral
stiffness is less than what is required by story drift limitations and deformation
compatibility requirements of this Subchapter. In lieu of the engineering analysis
required by this Subchapter to determine whether a wall line's lateral stiffness is
less than the aforementioned story drift limitations and deformation compatibility
requirements, a Soft Wall Line deficiency may be defined as a Wall Line in a

1 Story where the wall stiffness is less than 70 percent of the stiffness of the
2 exterior wall above for the direction under consideration.

3 *Story* is as defined in the Building Code, but includes any basement or
4 under-floor space of a building with Cripple Walls exceeding four feet in height.

5 *Story Strength* is the total strength of all seismic-resisting elements
6 sharing the same Story shear in the direction under consideration.

7 *Wall Line* is any length of a wall along a principal axis of the building
8 used to provide resistance to lateral loads.

9 *Weak Wall Line* is a deficiency of a Wall Line at the Ground Floor in
10 which the wall strength is less than 80 percent of the strength of the wall above in
11 the direction under consideration or is an exterior wall where the majority of the
12 Ground Floor or basement portion of the structure contains an open floor space
13 and the Ground Floor Story Strength is less than 80 percent of the Story Strength
14 above.

15 **§ 15.02.515 Compliance Requirements.**

16 A. The Owner of each building within the scope of this Subchapter
17 shall cause an investigation of the existing construction and a structural
18 analysis to be performed on the building by a Registered Civil or Structural
19 Engineer licensed in the State of California, and if the building does not meet
20 the minimum standards specified in this Subchapter, the Owner shall cause it
21 to be structurally altered to conform to such standards.

22 B. Each building within the scope of this Subchapter which has
23 been analyzed to demonstrate compliance or has been structurally altered to
24 comply with the minimum standards in this Subchapter shall be maintained in
25 conformity with the requirements of this Subchapter in effect at the time of
26 such analysis or structural alteration.

27 C. Notwithstanding any other provisions of this Subchapter to the
28 contrary, a building that is found to be within the scope of this Subchapter and
is not brought into compliance in the time frame indicated in Table A of this
Subchapter, may be deemed unsafe and subject to the requirements of
Section 102 of the Building Code.

29 **§ 15.02.520 Time Period for Compliance/Priority Designation.**

30 A. *Screening Report.* Within the time limits allowed in Table A, the
31 Owner of any building subject to the provisions of this Subchapter shall
32 submit a screening report to the Building and Safety Division. The report

1 shall demonstrate whether the structure conforms to the earthquake design
2 provisions contained in this Subchapter; minimum form requirements shall
be as specified by the Building Official.

3 B. *Plan, Permits and Construction.* If the screening report
4 concludes the structure does not comply with the provisions of this
5 Subchapter, the structure shall be strengthened to comply with the
standards of this Subchapter within the time periods shown in Table A.
6 Minimum plan requirements shall be as specified by the Building Official.

7 **TABLE A**
TIME PERIOD FOR COMPLIANCE

Required Action by Owner	Submit Screening Report	Submit Retrofit Plans	Obtain Permit	Commence Construction	Complete Construction
	1 year	2 years	3 years	4 years	5 years
Milestone	From notice to the Owner	From notice to the Owner	From notice to the Owner	From notice to the Owner	From notice to the Owner

14 C. *Priority Designations.* The Building Official shall prioritize
15 enforcement of this Subchapter as defined in Table B.

16 **TABLE B**
PRIORITY DESIGNATION

Priority	Description
Priority I.	Buildings containing more than 12 units, or 3 stories with more than 6 units
Priority II.	Buildings containing between 5-12 units not falling within the definition of Priority I.
Priority III.	Buildings not falling within the definition of Priority I or II, including but not limited to duplexes, triplex, and townhouses.

25 **§ 15.02.525 Administration.**

26 A. *Issuance of Order.* The Building Official shall, in accordance
27 with the priorities set forth in Table B of this Subchapter, issue an order as
28

1 provided in this Section to the Owner of each building that is expected to be
2 within the scope of this Subchapter.

3 B. *Contents of Order.* The order shall be in writing and shall be
4 served either personally or by certified mail to the Owner as shown on the
5 last equalized Los Angeles County assessment roll of the building. The order
6 shall specify that the building has been determined by the Building Official to
7 be within the scope of this Subchapter and, therefore, is required to meet the
8 standards of this Subchapter.

9 C. *Service of Order.* Proper service of a notice shall be by certified
10 mail, it shall be deemed a reasonable effort has been made to serve such
11 notice when registered or certified letters have been mailed to the address of
12 the interested party as shown on the official record. The designated period
13 within which the Owner or person in charge is required to comply with such
14 notice shall begin as of the date the Owner or person in charge receives
15 such notice by personal service or certified mail.

16 D. *Failure to Receive Order.* Failure of any Owner, party concerned
17 or other person to receive such notice shall not affect the validity of any
18 proceedings taken thereunder.

19 E. *Appeal from Order.* Once the Building Owner has submitted a
20 screening report in accordance with Section 15.02.520A and the Building
21 Official has determined that the building is within the scope of this
22 Subchapter, the Owner may appeal the decision per Section 1.8.8.3 of the
23 Building Code.

24 F. *Extensions.* The Building Owner may request an extension to
25 the time period for compliance set forth in Table A of section 15.02.520. An
26 application for extension may only be filed after the Owner has submitted a
27 Screening Report to the City and the Retrofit Plans have been approved by
28 the City. The Building Owner has the burden of proof to establish with
substantial evidence that good cause for the extension exists. The Building
Owner must also provide a new proposed schedule for compliance, and plan
to comply with the provisions of this Subchapter during that timeframe. Upon
good cause shown, the Building Official may approve, approve with
modifications or deny the extension request for an extension that is
commensurate with the justification for the extension. The Owner of the
building may appeal the Building Official's decision on the extension per
Section 1.8.8.3 of the Building Code.

G. *Recordation.* Once a building that was determined to be within
the scope of this Article has failed to comply with the requirements of this
Subchapter within the time limits provided in Table A, the Building Official
may record in the office of the Los Angeles County recorder a certificate
stating that the subject building is within the scope of this Article and requires

1 seismic retrofit. The Certificate shall also state that the Owner thereof has
2 been notified of the need to retrofit the building. Once the building has been
3 retrofitted to comply with this Subchapter, the Building Official shall record a
Certificate indicating that the subject building no longer is in violation of this
Subchapter.

4 H. *Regulations and Policies.* The Building Official may promulgate
5 implementing regulations and policies consistent with this Subchapter.

6
7 **§ 15.02.530 Occupancy and Tenant Advisory.**

8 A. *Notification to Tenants and Occupants.* The Owner shall notify
9 in writing all current and prospective residential and non-residential tenants,
subtenants, lessees, sublessees, or any other person(s) entitled to the use
10 and/or occupancy of the building (collectively, "Tenants") of a proposed
project submitted pursuant to this Subchapter. The notice shall include the
11 information for the project, as determined by the City, including the scope of
work, expected duration, and contact information for a representative of the
12 contractor. The form of notice shall be supplied by the Community
Development Department and Building and Safety Division.

13 B. *Tenant Impact Mitigation Plan.* If required, the property Owner
14 shall submit to the Building Official a Tenant Impact Mitigation Plan.

15 C. *Tenant Protections.* The property Owner must mitigate
16 untenable conditions resulting from the project either through actions to
ensure that Tenants can safely remain in the building during the project or
17 through the temporary relocation of Tenants, in compliance with all
applicable provisions of Section 15.09.330 of the Culver City Municipal
18 Code.

19
20 **§ 15.02.535 Historical Buildings.**

21 Historical Buildings shall comply with the California Historical Building
22 Code and the provisions of this Subchapter. Modifications to the standards
set forth in this Subchapter may be permitted when such modifications are
23 consistent with the provision of the California Historical Building Code. Such
modifications shall be clearly specified in the screening report.

24
25 **§ 15.02.540 Analysis and Design.**

26 A. *Scope of Analysis.* This Subchapter requires the alteration,
27 repair, replacement or addition of structural elements and their connections
to meet the strength and stiffness in conformance with the Building Code
28

1 except as modified herein. The lateral-load-path analysis shall include the
2 resisting elements and connections from the wood diaphragm immediately
3 above any Soft, Weak or Open—Front Wall lines to and including the
4 foundation. Stories above the Weak Wall Line shall be considered in the
5 analysis but need not be modified. The Engineer shall investigate existing
6 conditions as applicable for the required analysis, including performing initial
7 material testing and verification of existing conditions.

8 B. *Design Base Shear and Design Parameters.* The design force
9 in a given direction shall not be less than 75% of that derived from the Base
10 Shear as determined from the seismic provisions of ASCE 7 and design
11 provisions as specified by the current Seismic Design Guidelines. The
12 structure shall be analyzed and/or strengthened in order to mitigate the Soft
13 Wall Line and/or Weak Wall Line deficiencies as defined in Section
14 15.02.510.

15 C. *Exception.* Alternatively, the structure may be retrofitted per
16 Appendix A4 of the California Existing Building Code, provided the entire
17 Story is analyzed and/or strengthened in order to mitigate the Soft Wall Line
18 and/or Weak Wall Line deficiencies defined in Section 15.02.510.

19 D. *Lateral Vertical Systems.* Strengthening systems with concrete
20 walls or masonry walls, or steel braced frames shall not be permitted unless
21 a full building analysis considering diaphragm stiffness and torsional behavior
22 is performed.

23 E. *Horizontal Structural Irregularities in Buildings with Three or
24 More Stories.* Structures with three or more stories having horizontal
25 structural irregularities of either type 2, 3, 4, or 5 listed in ASCE 7, "Horizontal
26 Structural Irregularities", shall be altered to meet the additional requirements
27 of those sections referenced in the table for the Weak, Soft or Open-Front
28 Wall lines being considered.

F. *Alternate Analysis, Base Shear and Design Parameters.* The
Building Official may approve alternate analysis and/or design methodologies
that meet the same performance intent as those prescribed by this
Subchapter and that achieve the objectives established by this Subchapter. A
Design Criteria shall be submitted to the City for review and approval prior to
submission of plans. Peer review shall be required when advanced systems,
such as damped systems are utilized.

G. *Additional Anchorage Requirements for Buildings on Hillsides.*
Where any portion of a building within the scope of this Subchapter is
constructed on or into a slope steeper than one-unit vertical in three
units horizontal (33-percent slope), the lateral-force-resisting system, at and
below the base level diaphragm, shall also be analyzed for the effects of

concentrated lateral loads caused at the building base from the hillside conditions and comply with the provisions of the Building Code.

H. *Story Drift Limitations.* The calculated story drift for each retrofitted Story shall not exceed the allowable deformation compatible with all vertical load-resisting elements and meet the requirements of the current Seismic Design Guidelines. The calculated story drift shall not be reduced by the effects of horizontal diaphragm stiffness, but shall be increased when these effects produce rotation. Drift calculations shall be in accordance with ASCE 7 requirements.

I. *Cantilever Column Systems.* The effects of rotation and soil stiffness shall be included in the calculated story drift where lateral loads are resisted by vertical elements whose required depth of embedment is determined by pole formulas. The coefficient of subgrade reaction used in deflection calculations shall be based on an approved geotechnical investigation conducted in accordance with approved geotechnical engineering reports.

J. *P-Delta Effect.* The requirements of the Building Code shall apply, except as modified herein. All structural framing elements and their connections not required by the design to be part of the lateral force resisting system shall be designed and detailed to be adequate to maintain support of design dead plus live loads when subject to the expected deformations caused by seismic forces. The stress analysis of cantilever columns shall use an effective length factor of 2.1 for the direction normal to the axis of the beam.

K. *Ties, Continuity and Collectors.* All parts of the structure included in the scope of analysis shall be interconnected and the connection shall be capable of resisting the seismic force created by the parts being connected as required per the Building Code.

§ 15.02.545 Information Required On Plans.

A. *General.* The plans and specifications required by the Building Official shall be of sufficient clarity to indicate the nature, design methodology, and extent of the proposed work and to show in detail that it will conform to the provisions of this Subchapter and the Building Code.

B. *Engineers Statement.* The responsible engineer shall provide the following statements on the approved plans:

"I am responsible for designing this building's seismic strengthening in compliance with the minimum standards of the Mandatory Seismic Strengthening

Provisions for Existing Wood Frame Buildings with
Soft, Weak or Open-Front Walls (Subchapter
15.02.500)."

C. Owner or Owner's Representative Statement. Unless the entire building has been retrofitted to meet the full intent of the current Building Code, the Owner shall provide and sign the following statement on the cover of the drawings:

"_____ understand the seismic evaluation and strengthening performed under this project is limited to that specified in the Mandatory Seismic Strengthening Provisions For Existing Wood Frame Buildings With Soft, Weak or Open-Front Walls (Subchapter 15.02.500) which is intended to reduce the risk under a seismic event. I understand the full building has not been evaluated nor strengthen for other potential structural deficiencies that may cause a life safety concern, injury, or property damage risk under a seismic event."

D. Quality Control and Assurance Requirements. General notes shall show the requirements for material testing, special inspection, structural observation and the proper installation of newly added materials.

§ 15.02.550 Quality Assurance.

A. Structural Observation. All structures regulated by this Subchapter require structural observation during construction. The Owner shall employ the Engineer of Record responsible for the structural design, or another registered Engineer designated by the Engineer of Record to perform structural observation as defined in the Building Code.

B. Special Inspection. Special inspections shall be provided as required by the Building Code. Additional inspections shall be noted on drawings as required by Building Official.

§ 15.02.555 Violation/Penalty.

A. Violation. It shall be unlawful for any person to own, use, occupy or maintain any building or structure or portion thereof, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Subchapter, pursuant to Section 15.02.005 of this Municipal Code, and California Building Code section 114.

1 B. Penalty. Any person, firm or corporation violating any of the
2 provisions of this Subchapter shall be guilty of the misdemeanor, and each
3 such person shall be guilty of a separate offense for each and every day or
4 portion thereof during which any violation of any of the provisions of this
5 Subchapter is committed, continued or permitted, and upon conviction of
6 any such violation such person shall be punishable by a fine of not more
7 than \$1,000, (one thousand dollars) or by imprisonment for not more than
8 six months, or by both such fine and imprisonment. The provisions of this
9 section are in addition to and independent of any other sanctions, penalties
10 or costs which are or may be imposed for a violation of any of the
11 provisions of this Subchapter.

12 C. Recordation of violation.

13 1. *General.* The Building Official may record a notice with
14 the County Recorder's Office that a property, building or structure, or
15 any part thereof, is in violation of any provision of this Subchapter
16 provided that the provisions of this section are complied with. The
17 remedy provided by this section is cumulative to any other
18 enforcement actions permitted by this Subchapter, Culver City
19 Municipal Code, or any other applicable State or Federal laws.

20 2. *Recordation.* If (i) the Building Official determines that
21 any property, building, or structure, or any part thereof is in violation of
22 any provision of this Subchapter; and (ii) the Building Official gives
23 written notice as specified below of said violation; then the Building
24 Official may have sole discretion to, at any time thereafter, record with
25 the County Recorder's Office a notice that the property and/or any
26 building or structure located thereon is in violation of this Subchapter.

27 3. *Notice.* The written notice given pursuant to this Section
28 shall indicate:

 a. The nature of the violation(s); and

 b. That if the violation is not remedied to the
satisfaction of the Building Official, the Building Official may, at
any time thereafter, record with the County Recorder's Office a
notice that the property and/or any building or structure located
thereon is in violation of this Subchapter. The notice shall be
posted on the property and shall be mailed to the Owner of the
property as indicated on the last equalized County Assessment
roll. The mailed notice may be by certified or first-class mail.

 4. *Rescission.* Any person who desires to have recorded a
notice rescinding the notice of violation must first obtain the necessary
approvals and permit(s) to correct the violation. Once the Building
Official determines that the work covered by such permit(s) has been

1 satisfactorily completed, the Building Official may record a notice
2 rescinding the prior notice of violation.

3 Following the recordation of the notice of violation the Building
4 Official is not required to make any inspection of review of the
5 premises to determine the continued existence of the cited violation. It
6 is the responsibility of the property Owner, occupant or other similarly
7 interested private party to comply with the above provisions.

8 D. *Costs.* Any person that has violated any provision of this
9 Subchapter shall be responsible for the costs of any and all enforcement
10 actions taken by the Building Official in response to such violations. These
11 costs shall be based on the amounts specified by the fee schedule adopted
12 by the City Council.

13 § 15.02.560 Applicability.

14 A. *Internal conflict.* Where there is a conflict between a general
15 requirement and a specific requirement, the specific requirement shall be
16 applicable. Where, in any specific case, different Sections of this
17 Subchapter specify different materials, methods of construction, or other
18 requirements, the most restrictive shall govern.

19 B. *Other laws.* The provisions of this Subchapter shall not be
20 deemed to nullify any provisions of local, state or federal law.

21 C. *Codes and references.* The provisions of the codes and
22 standards referenced in this Subchapter shall be considered part of the
23 requirements of this Subchapter to the prescribed extent of each such
24 reference. Where there are conflicts between provisions of this Subchapter
25 and the provisions of any referenced code or standard, the provisions of
26 this Subchapter shall apply.

27 **SECTION 2. ENVIRONMENTAL DETERMINATION.** The City Council
28 hereby finds and determines the adoption of this Ordinance, including the implementation
of the regulations set forth herein: (1) does not create any potentially significant adverse
impacts on the environment and is, therefore, exempt from further environmental review
under the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the
California Code of Regulations ("CEQA Guidelines") Section 15060(c)(2) [the activity will

1 not result in a direct or reasonably foreseeable indirect physical change in the
2 environment]; and (2) is Categorically Exempt pursuant to CEQA Guidelines Section
3 15301, Class 1 – Existing Facilities [operation, repair, maintenance, permitting, leasing,
4 licensing, or minor alteration of existing public or private structures, facilities, mechanical
5 equipment, or topographical features, involving negligible or no expansion of use beyond
6 that existing at the time of the lead agency’s determination”], as these regulations create
7 minimum standards for a specific type of existing structure intended to reduce the risk of
8 collapse and improve the performance of these structures during earthquakes.
9

10
11 **SECTION 3. EFFECTIVE DATE.** Pursuant to Section 619 of the City
12 Charter, this Ordinance shall take effect thirty (30) days after its adoption.
13

14 **SECTION 4. SEVERABILITY.** The City Council hereby declares that, if any
15 provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is
16 rendered or declared invalid or unconstitutional by any final action in a court of competent
17 jurisdiction or by reason of any preemptive legislation, then the City Council would have
18 independently adopted the remaining provisions, sections, subsections, paragraphs,
19 sentences, phrases or words of this Ordinance and as such they shall remain in full force
20 and effect.
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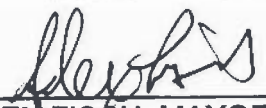
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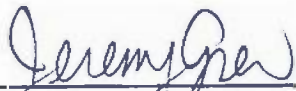
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1 **SECTION 5. PUBLICATION.** Pursuant to Sections 616 and 621 of the City
2 Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk shall
3 cause this Ordinance, or a summary thereof, to be published in the Culver City News and
4 shall post this Ordinance or a summary thereof in at least three places within the City.
5


6
7 APPROVED and ADOPTED this 27th day of September 2021.

8 
9 _____
10 ALEX FISCH, MAYOR
11 City of Culver City, California

12 ATTEST:

13 
14 _____
15 JEREMY GREEN,
16 City Clerk

17 APPROVED AS TO FORM:

18 
19 _____
20 CAROL A. SCHWAB
21 City Attorney

)
) SS
)

Certification of Ordinance No. 2021-013

I, Jeremy Green, City Clerk of the City of Culver City, do hereby certify that the foregoing Ordinance was duly passed, approved, and adopted at a regular meeting of the City Council, which was held on the 27th day of September 2021, at the Mike Balkman Council Chambers by the following vote:


AYES: Eriksson, McMomin, Vera, Lee, Fisch

NOES: None

ABSENT: None

ABSTAIN: None

Certified on this 27th day of September 2021, at the City of Culver City.


Jeremy Green, CMC, City Clerk
Ex-Officio Clerk of the City Council
City of Culver City, State of California