

**PUBLIC COMMENTS
FOR
10/25/2021
City Council
Regular Meeting**

Comments Related to Item A-3:
Oil Termination Ordinance

Ferrel, Mimi

From: Baker, Heather
Sent: Friday, October 22, 2021 9:38 AM
To: 'HPearce@sentinelpeakresources.com'
Cc: Fisch, Alex; Lee, Daniel; Eriksson, Goran; McMorrin, Yasmine; Vera, Albert; Nachbar, John; Schwab, Carol; Blumenfeld, Sol; Melanie Doran Traxler; Public Comment at Culver City
Subject: FW: Sentinel Peak Letter to City Council
Attachments: 2021-10-22 Sentinel Peak Letter to City Council.pdf

Good morning, Ms. Pearce,

Thank you for the attached letter, which you have submitted to each of the City Council Members individually. By copy of this email, I am forwarding it to pubic.comment@culvercity.org to be included as part of the public record for the October 25th meeting.

Best regards,

Heather

Heather S. Baker

Assistant City Attorney

City of Culver City

9770 Culver Boulevard

Culver City, CA 90230-0507

✉ heather.baker@culvercity.org

☎ 310-253-5660



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From: Heather Pearce <HPearce@sentinelpeakresources.com>

Sent: Friday, October 22, 2021 8:46 AM

To: Fisch, Alex <Alex.Fisch@culvercity.org>

Cc: Baker, Heather <heather.baker@culvercity.org>

Subject: Sentinel Peak Letter to City Council

Dear Mayor Fisch,

Please see the attached letter concerning the second reading of the proposed amortization ordinance scheduled for Monday, October 25, 2021.

Thank you,
Heather Pearce



5640 South Fairfax Avenue
Los Angeles, CA 90056

October 22, 2021

VIA EMAIL

City of Culver City
City Council for the City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Re: City Council Meeting October 25, 2021– Action Item A-3. Proposed Adoption of Zoning Code Amendment P2021-0036-ZCA

Dear Mayor, Vice Mayor and Honorable Council Members:

Sentinel Peak was frustrated to learn of the second reading of the proposed amortization ordinance scheduled for Monday, October 25th. As recently as our conversation with Mayor Fisch last week, we were hopeful that the City would accept our invitation to attend a strategy session with Sentinel Peak and other Culver stakeholders to discuss amicable solutions to the City's "just-transition" goals which can be achieved at a faster and less-costly way than proceeding down a lengthy and extraordinarily expensive litigation path for taxpayers. However, scheduling a strategy session with the intent for productive collaboration doesn't make sense for us if the City plans to forge ahead with final approval of the ordinance.

We are offering, once again, to coordinate with significant Culver stakeholders and sit down with you to discuss alternatives to amortization. However, in the absence of a delay, or continuance, in the timing of the second reading and final approval of the amortization ordinance, Sentinel Peak will need to divert our resources, fully, to preparing for litigation.

If you would like to advance any discussions, please reach me at (323) 298-2213.

Sincerely,

A handwritten signature in black ink that reads "Heather Stephens Pearce". The signature is written in a cursive, flowing style.

Heather Stephens Pearce

CC: Heather Baker, Assistant City Attorney for the City of Culver City

Heather Stephens Pearce
Director Land Development
Sentinel Peak Resources, LLC
5640 South Fairfax Avenue
Los Angeles, CA 90056
O: 323.298.2213
C: 214.629.8214

Ferrel, Mimi

From: Brogan, Kevin H. <kbrogan@hfbllp.com>
Sent: Monday, October 25, 2021 11:24 AM
To: Public Comment at Culver City
Subject: City Council Meeting 10/25/2021: Agenda Item A-3
Attachments: 20211025 Letter to Culver City, signed.PDF

Please make this part of the record. Thank you.

Kevin H. Brogan, Partner

Hill, Farrer & Burrill LLP

Established 1923

One California Plaza,
300 So. Grand Ave., 37th Fl.

Los Angeles, CA 90071

Direct: 213.621.0815 Firm: 213-620-0460

email: kbrogan@hillfarrer.com web: <https://hillfarrer.com/attorney/brogan/>

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HILL FARRER

Attorneys - Established 1923

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Los Angeles, CA 90071-3147

Main: 213.620.0460
Fax: 213.624.4840
Direct: 213.621.0815
Email: kbrogan@hillfarrer.com
hillfarrer.com

October 25, 2021

VIA EMAIL (PUBLIC.COMMENT@CULVERCITY.ORG)

Hon. Mayor and Members of the City Council
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

**Re: Proposed Zoning Code Amendment P2021-0036-ZCA –
City Council; Hearing Date: October 25, 2021 Agenda Item A-3
City of Culver City File No. 22-431**

Hon. Mayor and Members of the City Council:

This firm and the undersigned are counsel to the thirteen owners who own approximately forty-five acres lying within the boundaries of the City of Culver City and constitute a portion of the Inglewood Oil Field (“IOF”). These family members have owned the property for one hundred and twelve (112) years (since 1909) and receive royalties and net profits from the production of oil and gas resources from the Inglewood field. These owners have the largest ownership of the field within Culver City.

The owners of the subject property oppose the proposed amendment to the Zoning Code, Ordinance P2021-0036-ZCA entitled, “Nonconforming Oil Use, to Terminate Nonconforming Oil and Gas Uses by November 24, 2026” (the “proposed Ordinance”). We join in the objections of Sentinel Peak Resources California, LLC set forth in its various letters and materials submitted in opposition to the proposed amendment, including its letter of October 18, 2021.

The proposed Ordinance, based upon its short and unfounded amortization period, constitutes a taking of private property in violation of the California and United States Constitutions.

Very truly yours,



KEVIN H. BROGAN

OF

HILL, FARRER & BURRILL LLP

From: noreply@granicusideas.com
Sent: Monday, October 25, 2021 11:29 AM
To: Public Comment at Culver City
Subject: New eComment for City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board



New eComment for City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board

Kevin Brogan submitted a new eComment.

Meeting: City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board

Item: A-3. 22-431 CC - Adoption of an Ordinance Approving Zoning Code Amendment P2021-0036-ZCA, Amending Culver City Municipal Code Title 17: Zoning Code, Section 17.610.010.D - Nonconforming Oil Use, to Terminate Nonconforming Oil and Gas Uses by November 24, 2026.

eComment: Hon. Mayor and Members of the City Council: This firm and the undersigned are counsel to the thirteen owners who own approximately forty-five acres lying within the boundaries of the City of Culver City and constitute a portion of the Inglewood Oil Field ("IOF"). These family members have owned the property for one hundred and twelve (112) years (since 1909) and receive royalties and net profits from the production of oil and gas resources from the Inglewood field. These owners have the largest ownership of the field within Culver City. The owners of the subject property oppose the proposed amendment to the Zoning Code, Ordinance P2021-0036-ZCA entitled, "Nonconforming Oil Use, to Terminate Nonconforming Oil and Gas Uses by November 24, 2026" (the "proposed Ordinance"). We join in the objections of Sentinel Peak Resources California, LLC set forth in its various letters and materials submitted in opposition to the proposed amendment, including its letter of October 18, 2021. The proposed Ordinance, based upon its short and unfounded amortization period, constitutes a taking of private property in violation of the California and United States Constitutions. We have submitted a letter dated October 25, 2021 in opposition to the proposed Ordinance. Please make this

comment and the letter part of the record on this Agenda Item. Thank you, Kevin Brogan Hill
Farrer & Burrill LLP

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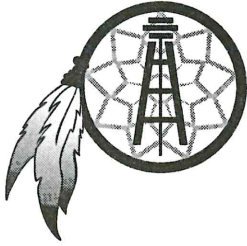


Ferrel, Mimi

From: Katy Alven <katy@mekusukey.com>
Sent: Monday, October 25, 2021 11:33 AM
To: Public Comment at Culver City
Cc: Duke R. Ligon (dukeL@mekoc.com)
Subject: Today's City Council Meeting- Public Comments
Attachments: 10-25-2021 Mekusukey Oil Company- Public Comments.pdf

Pursuant to today's City Council Meeting, please see attached public comments from Mekusukey Oil Company, LLC.

Best regards,
Katy M. Alven, CMM, RPL
Land Manager
Mekusukey Oil Company, LLC
PO Box 816
Wewoka, OK 74884
Office: (405) 257-5431 X202
Cell: (405) 365-6654
katy@mekusukey.com
mekusukey.com



MEKUSUKEY OIL COMPANY, LLC

201 S. MEKUSUKEY :- P. O. BOX 816
WEWOKA, OK 74884-0816
PHONE (405) 257-5431 :- FAX (405) 257-3174

October 25, 2021

City of Culver City
City Council for the City of Culver City
9770 Culver Boulevard
Culver City, CA 90230-0507
public.comment@culvercity.org

RE: Proposed Ordinance Shutting Down the Inglewood Oil Field

Dear Culver City Council:

We own property interests in the form of mineral rights located within Culver City's portion of the Inglewood Oil Field. We are writing to oppose the proposed Zoning Code Amendment, P2021-0036-ZCA implementing a proposed "amortization" of our vested property interest within the next few years. Our mineral rights are produced by Sentinel Peak Resources California, LLC, the operator of the Inglewood Oil Field, and we receive revenues each month from oil produced by Sentinel Peak in the field.

We staunchly support the Inglewood Oil Field. The oil produced in Culver City supports our livelihood and this energy is consumed by residents of California. We rely on this income to support our families.

Our mineral rights are vested property rights that are not yours to arbitrarily take away. If you prohibit the production of oil from our mineral rights, they will lose practically all of their value. The concept of "amortization" does not apply to our mineral rights, since they have value only if someone has the right and ability to drill for and produce those minerals. The economic considerations in valuing Sentinel Peak's investment are not the same as those that apply to our mineral rights. The proposed ordinance does not consider or account for our interests.

Depriving us of our property rights through adoption of this ordinance is unconstitutional, and we intend to defend ourselves to the fullest protection afforded by the law if this ordinance is adopted.

Representing taxpayers of Culver City, we urge you to reject this ordinance and avoid incurring significant liabilities through this oppressive and legally flawed action.

Sincerely,

Mekusukey Oil Company, LLC

Katy M. Alven
Land Manager

Ferrel, Mimi

From: noreply@granicusideas.com
Sent: Monday, October 25, 2021 2:25 PM
To: Public Comment at Culver City
Subject: New eComment for City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board

Follow Up Flag: Follow up
Flag Status: Flagged



New eComment for City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board

Rich Kissel submitted a new eComment.

Meeting: City Council Meeting Agenda on 2021-10-25 7:00 PM - Regular Meeting of the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board

Item: A-3. 22-431 CC - Adoption of an Ordinance Approving Zoning Code Amendment P2021-0036-ZCA, Amending Culver City Municipal Code Title 17: Zoning Code, Section 17.610.010.D - Nonconforming Oil Use, to Terminate Nonconforming Oil and Gas Uses by November 24, 2026.

eComment: Although a firm believer in supporting our environment, I am totally against risking another lawsuit against this city and I don't want to see a single penny of our tax dollars being used to pay off an oil company to discontinue use. Furthermore, oil prices are through the roof right now and it is very hypocritical for our government to lobby foreign oil producers to supply more oil while trying to put american industry out of business. This is especially true if we cannot replace our oil use with renewable sources. We are so far out of whack on this! Additionally, I don't want to see an expansion of so called renewable electrical power if it harms our rural areas with the blight of wind farms and solar panels and do not support expanding the stupid "grid" which creates more environmental disasters like fires and floods.

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