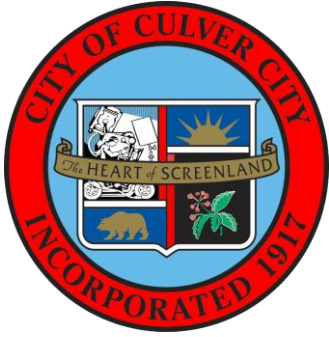




Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD,
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
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CHRISTOPHER ARMENTA, Mayor
MICHEÁL O'LEARY, Vice Mayor
JEFFREY COOPER, Councilmember
D. SCOTT MALSIN, Councilmember
ANDREW WEISSMAN,
Councilmember

John M. Nachbar, City Manager

CITY COUNCIL SPECIAL MEETING Monday, March 21, 2011

PUBLIC COMMENT

The City Council will listen to the public on any item on the agenda or item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Council, please complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Council.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Mayor for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the City Clerk. If additional time is needed, the Mayor will allow for same at the end of the agenda.

When the City Clerk calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Mayor if there is a large number of individuals desiring to address the Council.

NOTE: AT OR ABOUT 11:00 P.M., COUNCILMEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available 72 hours before each Council meeting via a tape recorded message by calling 310-253-6020. City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Council meetings on line please visit <http://www.culvercity.org/webcast>.

ALD

Assisted Listening Devices are available through the City Clerk.



Agendas are
Available on the web at
www.culvercity.org

AGENDA
City Council
SPECIAL MEETING

Monday, March 21, 2011
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Christopher Armenta
Vice Mayor Micheál O'Leary
Councilmember Jeffrey Cooper
Councilmember D. Scott Malsin
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:30 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- CS-1.** Conference with Real Property Negotiators
Re: Washington National TOD – Venice Properties at 8906, 8926 and 8936 Venice Boulevard
City/ Agency Negotiators: John Nachbar, City Manager/ Executive Director; Sol Blumenfeld, Assistant Executive Director/ Community Development Director; Todd Tipton, Deputy Community Development Director /Redevelopment Administrator.
Other Parties Negotiators: Bill Feldman (8906 Venice Boulevard), Rhodes Trust (8926 Venice Boulevard), Dawson Family trust (8936 Venice Boulevard) Kalmuk Marital Trust (8930 Venice Boulevard), and Segal Family Trust (8910 – 8918 Venice Blvd).
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations.
Pursuant to Government Code Section 54956.8
- CS-2.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – One Case
Pursuant of Government Code Section 54956.9(c)

- CS-3. Public Employee Performance Evaluation
Title: City Attorney
Pursuant to Government Code Section 54957
- CS-4. Conference with Labor Negotiators
City designated representatives: Serena Wright, Director of Human Resources
Employee Organization: City Attorney
Pursuant to Government Code Section 54957.6
- CS-5. Conference with Labor Negotiators
City designated representatives: City Manager John Nachbar; Director of Human Resources Serena Wright
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
Pursuant to Government Code Section 54957.6

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- P-1. Presentation of Certificates of Recognition to the Participants in the Los Angeles Marathon from Culver City Sister Cities.

PUBLIC COMMENT - Items NOT On The Agenda

PUBLIC COMMENT - Items On The Agenda

JOINT PUBLIC HEARING

- JPH-
1. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM:](#)
[JOINT PUBLIC HEARING - \(1\) Adoption of a City Council Resolution Approving Density and Other Bonus Incentives for a Three Story Mixed Use Building with 10,700 Square Feet of Commercial Space and 33 Residential Units Located at 11042-11056 West Washington Boulevard; \(2\) Adoption of a City Council Resolution Making Certain Findings and Approving a Disposition and Development Agreement and the Sale of Property at 11054-11056 West Washington Boulevard to Tilden Terrace, LP; and \(3\) Adoption of an Agency Board Resolution Making Certain Findings and Approving a Disposition and Development Agreement with Tilden Terrace, LP for the Construction of a Three Story Mixed Use Building with 10,700 Square Feet of Commercial Space and 33 Residential Units Located at 11042-11056 West Washington Boulevard; and \(4\) Approval of a Budget Amendment Appropriating Low- and Moderate-Income Housing Funds.](#)
THAT THE CITY COUNCIL: Determine that there is no new information or substantial changes to the project since the Planning Commission's adoption of the Mitigated Negative Declaration and, therefore, no additional environmental analysis is required; adopt a Resolution approving Density Bonus, DOBI P-2011015, subject to the Conditions of Approval; adopt a Resolution making certain findings and approving a Disposition and Development Agreement and the sale of 11054-11056 West Washington Boulevard, which

was purchased by the Culver City Redevelopment Agency with tax increment funds, to Tilden Terrace, LP, pursuant to Section 33433 of the California Health and Safety Code; authorize the City Attorney to review/prepare the necessary documents; authorize the City Manager to execute such documents on behalf of the City; and approve a budget amendment appropriating \$11,805,000 from Low-Moderate Income Funds (which are now held in one of the City's Special Revenue Funds) contingent upon the Developer receiving the tax credit financing and all other financing necessary for the proposed project to proceed. A budget amendment requires a 4/5ths vote.

THAT THE REDEVELOPMENT AGENCY BOARD: Determine that there is no new information or substantial changes to the project since the Planning Commission's adoption of the Mitigated Negative Declaration and, therefore, no additional environmental analysis is required; adopt a Resolution making certain findings and approving a Disposition and Development Agreement between the City of Culver City, the Culver City Redevelopment Agency and Tilden Terrace, LP, for the sale of 11054-11056 West Washington Boulevard and subsequent development of 11042-11056 West Washington Boulevard; authorize Agency General Counsel to review/prepare the necessary documents; and authorize the Executive Director to execute such documents on behalf of the Agency.

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

RECEIPT OF CORRESPONDENCE

ITEMS FROM STAFF

ITEMS FROM COUNCIL

ADJOURN

**Next City Council Meeting
March 21, 2011
7:00 PM**

Upcoming Public Meeting Tentative Schedule -- March 2011

Date	Day	Time	Location
City Council			
<i>March 7</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>March 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>March 28</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>March 7</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>March 14</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>March 28</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>March - 1</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>March - 8</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>March 9</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>March 2</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>• Times and dates may be changed.</i> <i>• Meetings may be added or changed</i>			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.