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UNTIL APPROVED BY THE
CITY COUNCIL

SPECIAL MEETING OF THE
CITY COUNCIL, CITY OF CULVER CITY,
CALIFORNIA

March 21, 2011
5:30 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 5:30 p.m.

Present: Christopher Armenta, Mayor
Micheál O'Leary, Vice Mayor
Jeffrey Cooper, Councilmember
Andrew Weissman, Councilmember

Absent: D. Scott Malsin, Councilmember - excused

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Closed Session

The City Council adjourned to Closed Session to discuss the following items:

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)

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Closed Session
(continued)

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

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Recess

The City Council recessed to Closed Session at 5:30 p.m.

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Reconvene

The City Council reconvened its meeting at 7:02 p.m. with all Councilmembers present.

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Closed Session Report

Councilmember O'Leary indicated there was nothing to report out of Closed Session except that Closed Session Items CS-3 and CS-4 were not discussed due to a clerical error.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Jason Zeidman.

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Presentations

Item P-1

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

Barbara Honig introduced marathon runners Nana Terai from Japan and Jesus Urbina from Mexico, who both thanked the City Council.

Mayor Armenta presented the certificates.

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Public Comment - Items Not on the Agenda.

Councilmember O'Leary invited public comment.

The following members of the audience addressed the City Council:

Scott Zeidman, Culver City High School Booster Club, reported on the success of Casino Night and thanked the City for their support.

Matthew Hetz, Culver City Symphony Orchestra, announced a free concert on April 2, 2011 at Veterans Auditorium.

Max Stodel expressed frustrations with unresolved issues with a City employee at the Senior Center.

Chair O'Leary encouraged Mr. Stodel to leave his contact information so that the City Manager could follow up with him.

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Public Comment
(continued)

Kevin Cummins extended an invitation to The Culver City Friends of the Library Edible Book Festival on April 3, 2011 at Gyenari Restaurant.

Cary Anderson discussed recent incidents in the City; issues with street trees; and he suggested that additional information be made available on Culver City Highway Advisory radio.

Judith Martin Straw provided more details regarding a domestic violence incident at Wendy's noting that information was available at culvercitycrossroads.com.

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Joint Public Hearing

Item JPH-1

(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.

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Councilmember O'Leary invited public participation.

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Item JPH-1
(continued)

Alice Prasad, Associate Analyst, read written comments submitted by:

Meghan Sahli Wells

The following members of the audience addressed the City Council:

Mary Silverstein, L.A. Housing Partnership, asserted that Tilden Terrace was a good example of redevelopment; discussed their efforts to work with the Redevelopment Agency and neighbors on the design of the project; and she thanked the City for their help.

Cary Anderson expressed support for the project; suggested something similar for Parcel B; and expressed concern with language used regarding the intent to address parking concerns.

Discussion ensued between the City Council and staff regarding support for the project; thanks to staff and the applicant; the vote of the Planning Commission; when the project is scheduled to go before the Tax Credit Allocation Committee; parking allocated for each unit; guest parking; the mixed use component; calculation of the loan; the difference between the loan amount and the amount of cost for the Redevelopment Agency; property assemblage costs; the appraised value of the property; Redevelopment Agency out of pocket costs; the \$1.4 million subsidy; potential rent offsets; and the number of affordable housing units.

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY MAYOR ARMENTA, THAT THE CITY COUNCIL RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION OF PUBLIC NOTICE AND ALL CORRESPONDENCE RECEIVED IN RESPONSE TO THAT NOTICE.

AYES: Councilmembers Cooper, O'Leary, Weissman, Armenta
NOES: None
ABSTAIN: None
ABSENT: Councilmember Malsin

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Item JPH-1
(continued)

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY COUNCILMEMBER COOPER, THAT THE CITY COUNCIL:

1. 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; AND
2. ADOPT RESOLUTION NO. 2011-R020 APPROVING DENSITY BONUS, DOBI P-2011015, SUBJECT TO THE CONDITIONS OF APPROVAL; AND
3. ADOPT RESOLUTION NO. 2011-R021 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; AND
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND
6. 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.

AYES: Councilmembers Cooper, O'Leary, Weissman, Armenta
NOES: None
ABSTAIN: None
ABSENT: Councilmember Malsin

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Public Comment for Items Not on the Agenda - continued.

Councilmember O'Leary invited public participation.

There was no response.

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Receipt of Correspondence

MOVED BY COUNCILMEMBER WEISSMAN AND SECONDED BY MAYOR ARMENTA,
THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

AYES: Councilmembers Cooper, O'Leary, Weissman, Armenta
NOES: None
ABSTAIN: None
ABSENT: Councilmember Malsin

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Items from Staff

No action was taken on this item.

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Items from the City Council

Items Presented by Councilmember O'Leary:

- Announced a celebration on March 23, 2011 for the grand opening of Bunnin Chevrolet in Culver City.
- Announced the quarterly dinner of the Culver City Sister Cities Committee with the marathon runners from Japan and Mexico on March 23, 2011.

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March 21, 2011

Adjournment

There being no further business, at 7:58 p.m., the City Council adjourned its meeting to a meeting to be held on March 28, 2011.

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Ela Valladares
DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City,
California

APPROVED _____

CHRISTOPHER ARMENTA
MAYOR of the City of Culver City, California