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UNTIL APPROVED BY THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY
CITY OF CULVER CITY,
CALIFORNIA

October 24, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Redevelopment Agency was called to order at 7:17 p.m.

Present: D. Scott Malsin, Agency Chair
Jeffrey Cooper, Agency Vice Chair
Christopher Armenta, Agency Member
Micheál O'Leary, Agency Member
Andrew Weissman, Agency Member

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Invocation/Pledge of Allegiance

This was done at the previous meeting.

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Community Announcements

Member O'Leary announced SpeakEasy on November 9, 2011 at the Culver Events Center as part of Pacific Standard Time.

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Joint Public Comment for Items NOT On the Agenda

Member O'Leary invited public comment.

The following members of the audience addressed the Agency Board:

Cary Anderson expressed frustration that he was skipped over for comment on item JC-1 during the previous meeting; he discussed the four agendas for the evening and the confusing nature of holding several meetings on the same night; noted that the Agency had given money to the City in order to protect it from

being taken by the state and was now getting it back from the City; he questioned why special meetings were held; discussed accessibility for public viewing; and he felt the meetings needed to be more efficiently run.

Member O'Leary explained that a special meeting had been held in an attempt to accommodate the public and receive as much input as possible.

Susan Deen invited everyone to the kick off meeting for the 2012 Fiesta La Ballona at Kay and Dave's on October 25, 2011.

Joe Connolly expressed concern with lack of action on an incident with the Culver City Police Department noting that he was going to file an official complaint.

Mario Balibrera discussed traffic at the Middle School; changes to the traffic flow; traffic enforcement; and a request to allow a grace period for people to get used to the new rules.

John Nachbar, Executive Director, indicated that additional information would be forwarded to the City Council.

A discussion ensued between staff and the Agency Board regarding the City Council/School Board Liaison committee; ongoing traffic issues; meeting schedule; handling of changes to traffic; and support for the changes made as a safety enhancement.

Adam Eifer discussed the traffic situation at Farragut Elementary and felt there should have been more warning about the changes before issuing tickets.

Matthew Hetz, Culver City Symphony Orchestra, announced the first concert of the season on November 12, 2011 in Veterans Auditorium in honor of Veterans Day.

Sareena Kanji invited everyone to a meeting on second hand smoke on November 29, 2011 at the Spot Café and she provided information on the subject noting that other cities had formulated ordinances on second hand smoke.

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Receipt and Filing of Correspondence

This was done at the previous meeting.

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Order of the Agenda

No changes were made at this time.

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Consent Calendar

It was the intent of Member O'Leary to approve Agency Consent Calendar Items: C-1 and C-2 in its normal fashion during Agency/Council meetings.

Item C-1

Meeting Minutes

THAT THE REDEVELOPMENT AGENCY BOARD APPROVE THE AGENCY MINUTES OF SEPTEMBER 26, 2011.

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Item C-2

Cash Disbursement Report

THAT THE REDEVELOPMENT AGENCY BOARD APPROVE THE CASH DISBURSEMENT REPORT FOR OCTOBER 1, 2011 – OCTOBER 14, 2011.

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Joint Action Items

Item JA-1

Discuss and Receive Public Input on Developer Proposals for Development of 9300 Culver Boulevard (Parcel B)

Sol Blumenfeld, Assistant Executive Director, provided background on the item and explained procedures.

A discussion ensued between staff and the Agency Board regarding when the developer would be selected; the reason for discussing the matter in closed session; and the informal break out session.

Item JA-1
(Continued)

MOVED BY MEMBER O'LEARY, SECONDED BY CHAIR MALSIN, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD RECESS FOR A MAXIMUM OF ONE HOUR FOR A BREAK OUT SESSION ON ITEM JA-1.

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Recess

The Agency Board recessed to a Break Out Session at 7:53 p.m.

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Reconvene

The Agency Board reconvened its meeting at 8:58 p.m. with all Members present.

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Joint Item

Item J-1
(Continued)

Discuss and Receive Public Input on Developer Proposals for Development of 9300 Culver Boulevard (Parcel B)

Sol Blumenfeld, Assistant Executive Director, provided background on the item and explained procedures.

Member O'Leary invited public participation.

The following members of the audience addressed the Agency Board:

Kevin Lachoff, Culver City Chamber of Commerce, summarized a letter sent to the City in March supporting a new development on Parcel B.

Ron Milberger discussed the design for Parcel B within the context of Culver City; the relationship to Town Plaza; and defining the pedestrian experience.

Item J-1
(Continued)

Meghan Sahli-Wells expressed concerns with the City's decision about traffic access; she hoped that there would be a neighborhood traffic process to discuss the potential impacts; she wanted to see wide sidewalks to mirror what is happening on the opposite side of Culver; multiple access points; pedestrian crossings; and she questioned what Town Plaza would look like after Parcel B is developed.

Adjourn In Memory

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD ADJOURN IN MEMORY OF THE GRANDMOTHER OF MEGHAN SAHLI-WELLS.

Item J-1
(Continued)

Rich Waters expressed support for the Davies Group project; suggested ways of supporting the green roof so that real trees could be planted; discussed tree placement; type of trees planted; and he requested that shade of the trees be considered during planning.

Karim Sahli expressed concern with publicity for the process; wanted to see large boards downtown so that the general public could choose a project; he discussed the lack of awareness by residents in the City; discussed the RFP; noted the importance of context of the surrounding area; and he wanted to see a project that could survive the possible demise of Sony Studios.

Sean Nichols expressed support for the Tolkin Group.

Cary Anderson discussed employee parking proposals from each developer; requested promised parking information from Hudson Pacific Properties; discussed the Symantec development; and the new employee parking policy for the Westside Pavilion.

Scott Schuster, Lucky Strike, discussed the Parc + Main project and work with the Cardiff Group noting that they are community based and engage in extensive outreach.

Seth Horowitz indicated that the Culver Hotel would be directly impacted by the project; expressed concerns with adequate parking, noise mitigations during construction, and negative impacts to the hotel; and he discussed community reaction to the recent renovation of the Culver Hotel.

Item J-1
(Continued)

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

Vicki Daly Redholtz
Dan O'Brien
Beth Lee
Diane Jullian

A Tolkin Group representative indicated that they were available to answer any questions; encouraged Members to take a tour of previous projects by the Tolkin Group and check their references; he asserted that their projects fit the context of downtown and that their strength was in designing spaces that fit and are pedestrian oriented; he discussed parking; noted that they took a district approach; indicated that they sought to move people around the area to benefit businesses and take a long-term approach; and he discussed effects of construction on the Culver Hotel and willingness to resolve any concerns.

A Runyon Group representative discussed the design of the Paseo project, integrity of materials, and willingness to work with the City to improve and evolve the project.

A Cardiff Realty Holdings representative discussed parking options; rooftop trees; umbrellas and shade on the roof; photovoltaic panels; the large glass elevator; risk and return; and projected rental rates and costs.

A Combined Properties representative noted that they sought to showcase historic buildings; acknowledged the importance of the project as members of the community; discussed making the project extroverted to interact with other retail; creating a pedestrian friendly environment; a downtown feeling; parking efficiencies; and potential tenants.

Sol Blumenfeld, Assistant Executive Director, discussed next steps in the process.

A discussion ensued between staff and the Agency Board regarding appreciation to the developers for their hard work and creativity; appreciation to residents for their involvement; the process for moving forward; economics; what the project means to the City; what the developer means to the community; additional opportunity for community input; soliciting feedback; agreement to place an ad in the local papers; and what residents want for Parcel B.

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Public Comment for Items NOT on the Agenda

Member O'Leary invited public comment.

There was no response.

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Items from Agency Board Members

None.

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Adjournment

There being no further business, at 9:53 p.m., the Agency adjourned its meeting in memory of Eleanor Haburton, grandmother of Meghan Sahli- Wells, to a meeting on Monday, November 7, 2011 at 7:00 p.m.

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Alice Prasad
SECRETARY of the City of Culver City Redevelopment Agency, California

APPROVED

D. Scott Malsin
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California