

**City of Culver City, California
Agenda Item Report**

Meeting Date: 12/07/2009		Item Number: PH-1	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: PUBLIC HEARING - Review of the Redevelopment Plan and Approval of an Implementation Plan for the Years 2010 – 2014 for the Culver City Redevelopment Project.			
Contact Person/Dept.: John Fisanotti		Phone Number: (310) 253-5767	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: Notice of Public Hearing was published in the Culver City News on November 5, 12 and 19, 2009. Notice of Public Hearing was posted at four locations within the Project Area by November 5, 2009. Meetings and Agendas by December 3, 2009.			
Department Approval: Sol Blumenfeld (11/24/09)		Agency General Counsel Approval: Murray Kane (11/24/09)	
Chief Financial Officer Approval: Mark Scott (by N. Kimball) (12/01/09)		Executive Director Approval: Mark Scott (12/02/09)	
<u>RECOMMENDATION:</u> Staff recommends that the Redevelopment Agency Board (Board) review the Redevelopment Plan for the Culver City Redevelopment Project and adopt the new Implementation Plan for the years 2010 through 2014. <u>BACKGROUND:</u> Pursuant to Section 33490 of California Redevelopment Law (CRL), Redevelopment Agencies have been required to adopt Implementation Plans for five-year periods since 1994. The current Implementation Plan was adopted by the Board on December 20, 2004 and will expire on December 31, 2009. A new Implementation Plan for the period January 1, 2010 through December 31, 2014 has been drafted and must be adopted by December 31, 2009. Notice of the public hearing was published in the Culver City News for three consecutive weeks starting on November 5, 2009. The draft Implementation Plan for the Culver City Redevelopment Project, January 1, 2010 through December 31, 2014 has been available for public inspection in the office of the Redevelopment Agency Secretary since November 5, 2009. In addition to publishing notice in the local papers, on November 5, 2009, notices of the public hearing were posted in four locations within the redevelopment project area. On November 5, 2009, the Advisory Committee on Redevelopment reviewed and commented on the draft Implementation Plan (Attachment No. 4).			

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DISCUSSION:

Prior to 1994, Redevelopment Agencies were only required to prepare a Redevelopment Plan for a redevelopment project area. Because the typical project area exists for 30 years or so, redevelopment plans are typically general documents, because of the difficulty of predicting with any certainty the future and the need for an Agency to be flexible in meeting the challenges which will occur over such a long time. Since the passage of SB 1290 in 1994 (codified as Section 33490 of the CRL), Redevelopment Agencies have had to convert the broad, long-term goals of the Redevelopment Plan into a series of more specific, short term (i.e. five years) goals through periodic adoption of an Implementation Plan.

Attached to this report are copies of the Redevelopment Plan (Attachment No. 3) and the Draft *Implementation Plan for the Culver City Redevelopment Project January 1, 2010 through December 31, 2014* (Attachment No. 4.)

By law, the Implementation Plan must address how the Agency plans to eliminate blight, estimate the amount of its expenditures and provide information on meeting its goals with regards to housing and in spending the low- and moderate-income housing fund.

As a statement of goals, objective and programs, the Implementation Plan is based upon prior, approved documents and policies, such as the Agency's adopted Budget, work plan, Comprehensive Housing Strategy, and the Redevelopment Plan. The purpose of the Implementation Plan is not to alter direction but to act as a guide in the short term to implementing previously determined goals. It should be noted that the budget (including work plans), the Comprehensive Housing Strategy, and the Redevelopment Plan were all adopted by the Board after providing for opportunities for public comment and input.

The Advisory Committee on Redevelopment reviewed and commented on a draft of the Implementation Plan. Among their comments:

- There was much discussion as to why the Redevelopment Agency has produced so little new affordable housing. Discussions between the Committee members and the City's Housing Administrator, who attended the meeting, centered on the prospects of constructing affordable housing at either: the Globe Avenue site, the Pleasantview site, the Braddock Avenue site, the residential bungalows on the south side of Venice Boulevard, west of Overland Avenue or near the Washington/National Transit Oriented Development site.
- Another thread of the conversation centered on the Housing Division's efforts at partnering with housing developers and with major employers who may

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have access to a pool of potential buyers for any new affordable housing that may get constructed.

- There was also discussion between the Committee Members and staff regarding the pros and cons of an inclusionary housing ordinance, something which Culver City presently does not have.
- Committee Member Vernon Taylor, Jr., observed that the Redevelopment Agency is not moving forward with achieving the housing goals in the draft Implementation Plan.
- Committee Member John Derevlany suggested the following goal be added:
“Facilitate construction of emerging new technologies, high tech infrastructure and green technologies.”
- Committee Member Meghan Sahli Wells asked what the estimated expenditure for historic preservation efforts, shown on page 14 of the draft Implementation Plan paid for and also asked if creation of more open space is among the Redevelopment Agency’s goals.

Attachment No. 5 summarizes three proposed changes to the language of the Implementation Plan which were identified during the discussion by ACOR. Staff recommends that the changes be approved by the Board.

Redevelopment Agencies are required to have adopted Implementation Plans in place. Lack of an approved plan is a “major violation” as defined by the State which can result in severe sanctions against an Agency.

FISCAL ANALYSIS:

The estimated expenditures included in the Implementation Plan are based upon the current adopted budget for the first two years and are only estimates for the final three years. The Implementation Plan does not commit or obligate the Redevelopment Agency to spend any particular sum.

ATTACHMENTS:

1. *Proof of Publication*
2. *Affidavit of Posting of Notices*
3. *Redevelopment Plan for the Culver City Redevelopment Project*
4. *Draft Implementation Plan for the Culver City Redevelopment Project, January 1, 2010 through December 31, 2014*
5. *Summary of language changes to the Implementation Plan proposed by members of ACOR*

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MOTION:

That the Redevelopment Agency Board:

Approve and adopt the Implementation Plan for the Culver City Redevelopment Project, January 1, 2010 through December 31, 2014, which shall include the listed changes in Attachment No. 5.