

(R-
_____)

RESOLUTION NO. 2006-R

A RESOLUTION OF THE COUNCIL OF THE CITY OF
CULVER CITY MAKING CERTAIN DETERMINATIONS AND
FINDINGS PURSUANT TO HEALTH AND SAFETY CODE
SECTION 33445 AND CONSENTING TO THE AGENCY
ASSISTING IN THE FUNDING OF THE PURCHASE OF
PROPERTY AND THE CONSTRUCTION OF PUBLIC
IMPROVEMENTS LOCATED AT THE INTERSECTIONS OF
WASHINGTON BOULEVARD AND CENTINELA AVENUE

WHEREAS, the Redevelopment Agency of the City of Culver City [Agency] is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, pursuant to Section 33445(a) of the California Community Redevelopment Law (Cal. Health & Safety Code 33000 *et seq.*) [Redevelopment Law], the Agency may, with the consent of the City Council [City Council] of the City of Culver City [City], pay for all or a part of the value of the land and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside a project area, if the City Council makes certain determinations; and

WHEREAS, the Agency is considering the use of tax increment from the Project to

assist with the funding of a new public improvement located in Redevelopment Component Area Number 4; and

WHEREAS, the Public Improvement involves the construction of a thirty-foot wide public alley that relocates and expands the width of the existing public alley that runs behind the Centinela Avenue and Colonial Avenue properties on this block for use by the general public.

This public improvement will be located within the Project and will be publicly owned; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of Culver City, as follows:

1. The City Council hereby finds and determines that the foregoing recitals are true and correct.
2. Based on substantial evidence in the record, the City Council hereby finds and determines that:
 - a. The public improvement is of benefit to the Project or the immediate neighborhood in which the public improvement is located;
 - b. No other reasonable means of financing the public improvement are available to the City; and
 - c. The payment of funds by the Agency for the costs related to the public improvement will assist in the elimination of one or more blighting conditions within the Project and is consistent with the implementation plan for the Redevelopment Plan.
3. The City Council approves the acquisition of the property.

Formatted: Bullets and Numbering

4. The City Council hereby consents to the Agency assisting in the funding of the construction of the public improvement which will include construction of a thirty-foot wide public alley that relocates and expands the width of the existing public alley that runs behind the Centinela Avenue and Colonial Avenue properties on this block for use by the general Public.
5. The Community Development Director is authorized to take any action and execute any and all documents and agreements necessary to implement this Resolution.

APPROVED and ADOPTED this _____ day of _____ 2006.

Albert Vera
City of Culver City

ATTEST:

APPROVED AS TO FORM:

Christopher Armenta, City Clerk

Carol Schwab
City Attorney

(R-
_____)

RESOLUTION NO. 2006-R

A RESOLUTION OF THE COUNCIL OF THE CITY OF CULVER CITY MAKING CERTAIN DETERMINATIONS AND FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445 AND CONSENTING TO THE AGENCY ASSISTING IN THE FUNDING OF THE ACQUISITION OF PROPERTY AND THE FUNDING OF THE CONSTRUCTION OF PUBLIC IMPROVEMENTS LOCATED AT THE INTERSECTIONS OF WASHINGTON, NATIONAL AND EXPOSITION BOULEVARDS (8846 NATIONAL BOULEVARD)

WHEREAS, the Redevelopment Agency of the City of Culver City [Agency] is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, pursuant to Section 33445(a) of the California Community Redevelopment Law (Cal. Health & Safety Code 33000 *et seq.*) [Redevelopment Law], the Agency may, with the consent of the City Council [City Council] of the City of Culver City [City], pay for all or a part of the value of the land and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside a project area, if the City Council makes certain determinations; and

WHEREAS, the Agency is considering the use of tax increment from the Project to assist with the funding of a new public improvement located in Redevelopment Component Area Number 3; and

WHEREAS, the Public Improvement involves the construction of a public parking garage that will run the length of the project and will include a Public plaza for both Metro riders and the general public. This public improvement will be located within the Project and will be publicly owned; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of Culver City, as follows:

1. The City Council hereby finds and determines that the foregoing recitals are true and correct.
2. Based on substantial evidence in the record, the City Council hereby finds and determines that:
 - a. The public improvement is of benefit to the Project or the immediate neighborhood in which the public improvement is located;
 - b. No other reasonable means of financing the public improvement are available to the City; and
 - c. The payment of funds by the Agency for the costs related to the public improvement will assist in the elimination of one or more blighting conditions within the Project and is consistent with the implementation plan for the Redevelopment Plan.
3. The City Council hereby ratifies the Purchase and Sale Agreement dated

March 10, 2006 for the acquisition of the property.

4. The City Council hereby consents to the Agency assisting in the funding of the purchase of property and the construction of the public improvement which will include a public parking garage that will run the length of the project and will include a public plaza for both Metro riders and the general public.
5. The Community Development Director is authorized to take any action and execute any and all documents and agreements necessary to implement this Resolution.

APPROVED and ADOPTED this _____ day of _____ 2006.

Albert Vera
City of Culver City

ATTEST:

APPROVED AS TO FORM:

Christopher Armenta, City Clerk

Carol Schwab
City Attorney



CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5700

FAX (310) 253-5779

Susan Evans
Community
Development
Director

March 21, 2006

Mr. Michael P. Clausen
4064 Colonial Avenue
Culver City, CA 90066

RE: APN 4231-002-060

Dear Mr. Clausen:

Under California law, the City of Culver City ("City") has the authority to acquire property for public improvements including street and alley construction, realignment and widening, adjacent parkways and landscaping. You are the owner of the property located at 4064 Colonial Avenue in Culver City California (the "Property") and have agreed to sell that property to the City.

The Culver City Redevelopment Agency is in the process of redeveloping Property that includes your site. This will require the City to reconfigure the public alley between Centinela Avenue and Colonial Avenue. If you had not agreed to sell your property to the City, it would consider exercising its power of eminent domain to acquire your Property. This letter acknowledges that, under the threat of and in lieu of condemnation of your Property, you have made a determination to sell your Property to the City.

Sincerely,

Susan Evans
Community Development Director



CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5700

FAX (310) 253-5779

Susan Evans
Community
Development
Director

March 21, 2006

Metro Motel LLC
Mr. Vipin Patel
8846 National Boulevard
Culver City, CA 90232

RE: APN 4312-014-010,020,046,047,048,049,053

Dear Mr. Patel:

Under California law, the City of Culver City ("City") has the authority to acquire property for public improvements including street, parking, and alley construction, realignment and widening, adjacent parkways and landscaping. You are the owner of the property located at 8846 National Boulevard in Culver City California (the "Property") and have agreed to sell that property to the City.

The Culver City Redevelopment Agency is in the process of redeveloping Property that includes your site. This will require the City to construct a public parking garage that will run the length of the project and will include a public plaza for both Metro riders and the general public. If you had not agreed to sell your property to the Agency, the City would consider exercising its power of eminent domain to acquire your Property. This letter acknowledges that, under the threat of and in lieu of condemnation of your Property, you have made a determination to sell your Property to the City.

Sincerely,

Susan Evans
Community Development Director