**MEETING DATE**: **December 7, 2009**

**AGENDA ITEM**: **PUBLIC HEARING – Consideration of the Redevelopment Plan and an Implementation Plan for the Years 2010 – 2014 for the Culver City Redevelopment Project**

## ATTACHMENTS

# PROOF OF PUBLICATION
# (2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.
I am the principal clerk of the printer of the

**Culver City News**

a newspaper of general circulation, printed and published weekly in the City of Culver City, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of April 24, 1980 , Case Number 315458 ; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Publish
11/5/2009, 11/12/2009, 11/19/09

all in the year 2009.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California,

3rd day of November, 2009.

Signature

Culver City News
4351 Sepulveda Blvd.
Culver City, CA 90230
(310) 437-4401 ext. 230 Fax (310) 391-9068

**NOTICE OF PUBLIC HEARING BY THE CULVER CITY REDEVELOPMENT AGENCY OF THE CITY OF CULVER CITY, CALIFORNIA TO REVIEW THE REDEVELOPMENT PLAN FOR THE CULVER CTY REDEVELOPMENT PROJECT AND TO CONSIDER ADOPTION OF THE IMPLEMENTATION PLAN FOR THE PROJECT**

Notice is hereby given that the Culver City Redevelopment Agency (the "Agency"), in the City of Culver City, California will hold a public hearing pursuant to California Health and Safety Code Section 33490 to review the redevelopment plan for the Culver City Redevelopment Project and to consider adoption of the Implementation Plan for the five years from January 1, 2010 through December 31, 2014 (the "Five-Year Implementation Plan") for the Culver City Redevelopment Project.

The public hearing shall be held on December 7, 2009, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, in the Mike Balkman Council Chambers of City Hall, located at 9770 Culver Boulevard, Culver City, California 90232 (an accessible location.)

The purpose of the public hearing is to review the Redevelopment Plan for the Culver City Redevelopment Project and to consider adoption of the Five-Year Implementation Plan which contains specific goals and objectives of the Agency for the project area, specific programs including potential projects and estimated expenditures proposed to be made during the five years from January 1, 2010 through December 31, 2014 and an explanation of how the goals, objectives, programs and expenditures will eliminate blight within the project area and implement the affordable housing requirement of the Community Redevelopment Law.

At the above slated time and place, any and all persons having any testimony regarding the Redevelopment Plan for the Culver City Redevelopment Project or the Five-Year Implementation Plan may appear before the Agency and be heard.

Copies of the Five-Year Implementation Plan are available for inspection at the office of the Agency, which is located at the following address:

Culver City Redevelopment Agency,
9770 Culver Boulevard, Third Floor, Culver City, California 90232,
Telephone: (310) 253-2760, E-mail: redevelopment@culvercity.org

AFFIDAVIT OF POSTING NOTICES

I, John Fisanotti, Redevelopment Project Manager, do hereby certify that on November 5, 2009, I posted notices regarding a Public Hearing to be held before the Culver City Redevelopment Agency on Monday, December 7, 2009. The Public Hearing is to review the Redevelopment Plan and the Implementation Plan for the Culver City Redevelopment Project.

Notices were posted at the following place:

Office at Fox Hills Park, corner of Green Valley Circle and Buckingham Parkway
Lobby of Post Office at 11111 Jefferson Boulevard
Bulletin Board located at City Hall, 9770 Culver Boulevard
Front Door of Fire Station No. 2, 11252 Washington Boulevard

Dated this 5th day of November, 2009.

John L. Fisanotti
Name

Redevelopment Project Manager

ATTACHMENT 3

Culver CITY

REDEVELOPMENT AGENCY

# THE REDEVELOPMENT PLAN FOR THE

# CULVER CITY REDEVELOPMENT PROJECT

As amended by City Council Ordinance No.

2005-006 on September 12, 2005

# REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT

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### APPENDICES

## FORWARD TO 1998 EDITION

This volume is the amended and restated Redevelopment Plan for the Culver City Redevelopment Project which resulted from two amendments approved by the Culver City City Council on November 23, 1998. Council Ordinance No. 98-014, amended and merged the three existing Projects into a single Project. The three project areas were formerly known as: Slauson-Sepulveda Redevelopment Project No. 1 (adopted in 1971); Overland-Jefferson Redevelopment Project No. 2 (adopted in 1971); and the Washington-Culver Redevelopment Project No. 3 (adopted in 1975). These three formerly independent project areas are now referred to as Component Area No. 1, Component Area No. 2, and Component Area No. 3, respectively. Collectively, the new name is the Culver City Redevelopment Project. Council Ordinance No. 98-015, added new, non-contiguous territory to the Culver City Redevelopment Project. The added areas are referred to collectively as Component Area No. 4. Component Area No. 4 consists of eight sub-areas, not all of which are contiguous to new or existing redevelopment project areas.

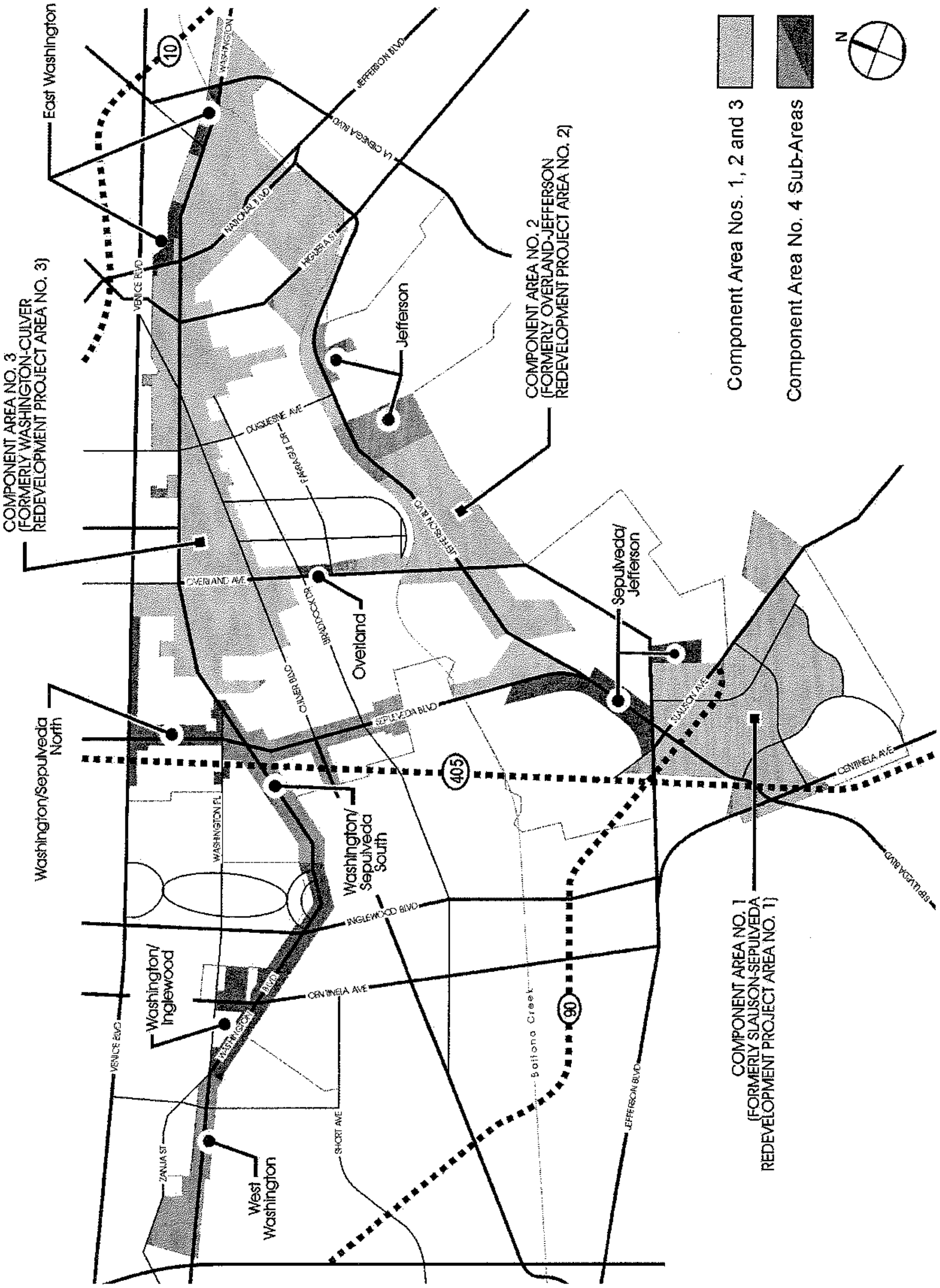
Figure 1 shows the overall extent of the Culver City Redevelopment Project.

## FORWARD TO 2004 EDITION

This volume has been amended to reflect the changes in certain time limits that became effective with the adoption of Culver City City Council Ordinance No. 2004-001 on January 12, 2004. Amendment of the time limits by Ordinance was permitted as a result of the passage of SB 1045 by the California state legislature in 2003. SB 1045 was part of the State's budget that required a shift of funds from Redevelopment Agencies to the Education Revenue Augmentation Fund (ERAF). To offset the loss of revenue, Agencies were permitted to extend the effective date of their Redevelopment Plans by one year, and were also enabled to extend the deadline for paying indebtedness and collecting tax increment revenue.

## FORWARD TO 2005 EDITION

This volume has been modified to reflect the changes made to certain time limits in the Redevelopment Plan for the Culver City Redevelopment Project for Component Areas No. 1, 2 and 3. These amendments became effective with the adoption of Ordinance No. 2005-006 approved by the City Council of Culver City on September 12, 2005. Component Area No. 4 is not eligible for the extensions pursuant to SB 1096 because its time limit for plan effectiveness is more than 20 years from the date of the ERAF payments. Amendment of the time limits by ordinance was permitted as a result of the passage of SB 1096. The California State Legislature passed SB 1096 in 2004, which permits redevelopment agencies to extend time limits for paying indebtedness and receiving tax increments for ERAF payments made in FY 2004-2005 and FY 2005-2006. The additional two years to receive tax increment enables refinancing to be structured in a manner that will reduce annual debt service requirement by a significant amount and improve cash flow for the Agency.




# COMPONENT AND SUB-AREA INDEX MAP

**FIGURE 1 - The Culver City Redevelopment Project**

# REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT COMPONENT AREA NO. 1

## I. (§ 100) INTRODUCTION

The Redevelopment Plan ("Plan") for Component Area No. 1 of the Culver City Redevelopment Project consists of Part I, Text and Part II, Map. This Plan has been prepared by the Culver City Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

## II. (§200) COMPONENT AREA NO. 1 BOUNDARIES

The boundaries of Component Area No. 1 are illustrated on the Map (Figure 2). The legal description of the boundaries of Component Area No. 1 is as follows:

That certain parcel of land in the City of Culver City, County of Los Angeles, State of California, described as follows:

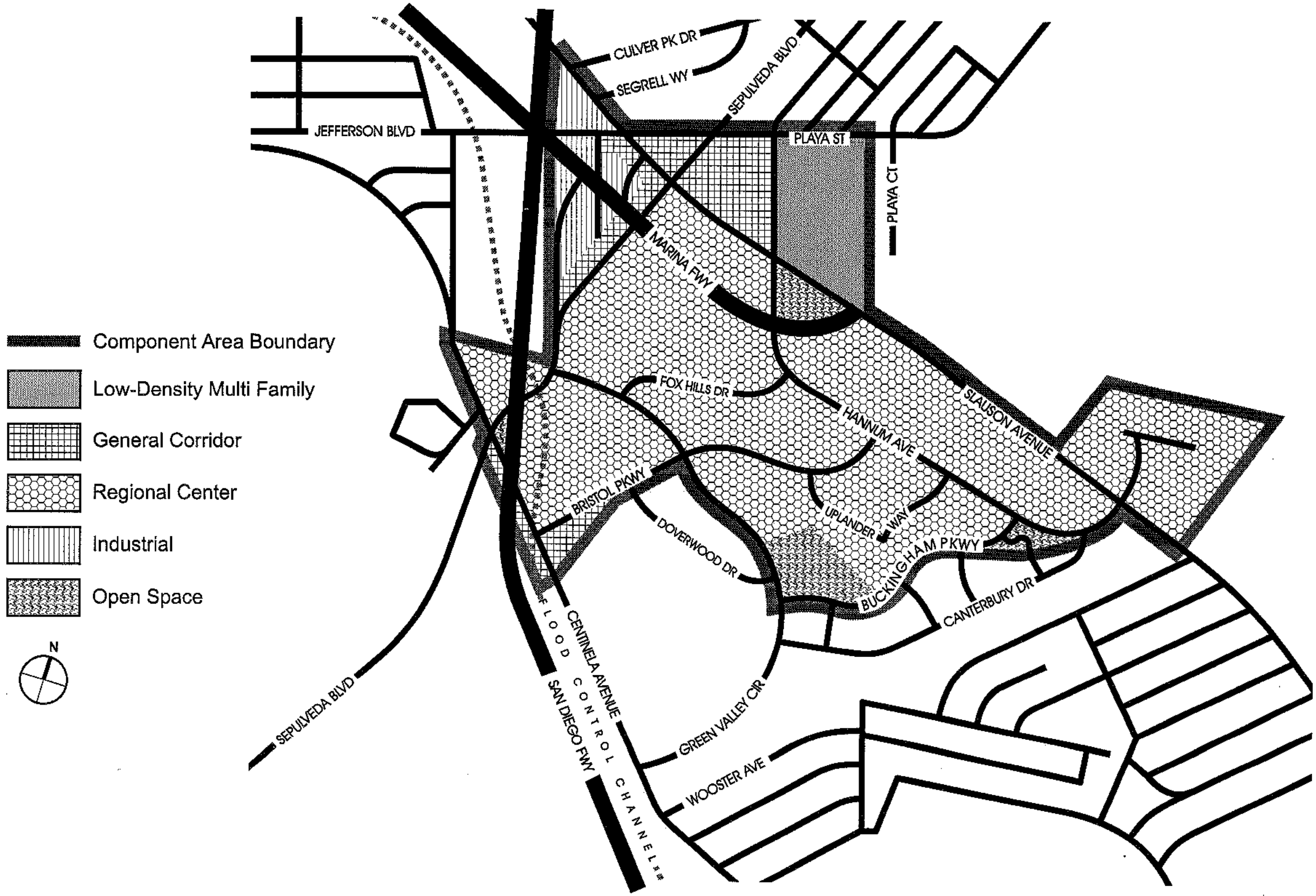
Beginning at the intersection of the Culver City boundary line and the southerly right-of-way line of Slauson Avenue; thence westerly along said right-of-way line to the westerly right-of-way line of Buckingham Parkway; thence southwesterly along said right-of-way line and its projection to the southerly right-of-way line of Green Valley Circle; thence westerly along said right-of-way line to the easterly right-of-way line of Bristol Parkway; thence southerly along said right-of-way line to the northerly point of Lot 1, Tract 25296; thence southerly along the easterly line of said lot and its projection to the Culver City boundary line; thence northwesterly along said boundary line and its projection to the northerly right-of-way line of Slauson Avenue; thence southeasterly along said right-of-way line to the northerly right-of-way line of Jefferson Boulevard; thence northeasterly along said right-of-way line, its projection, and the northerly right-of-way line of Playa Street to the point of intersection of said right-of-way line with the northwesterly projection of the easterly line of the A. Machado 31.5967 Acre Allotment of the Rancho La Ballona, M. R. Book 3, Page 204; thence southeasterly along said projection and said easterly line to the northerly right-of-way line of Slauson Avenue; thence easterly along said right-of-way line to an angle point of the Culver City boundary line; thence northerly, northeasterly and southerly along said boundary line to the point of beginning.

## III. (§ 300) REDEVELOPMENT ACTIONS

### A. (§301) General

The Agency proposes to eliminate and prevent the spread of blight in the Project area by:

(1) Acquisition of certain real property;




# COMPONENT AREA NO. 1 - SLAUSON SEPULVEDA

**FIGURE 2 - The Culver City Redevelopment Project**

(2) Demolition or removal of certain buildings and improvements;

(3) Relocation assistance to displaced residential and nonresidential occupants;

(4) Installation, construction or reconstruction of streets, utilities, and other public improvements;

(5) Disposition of property acquired for uses in accordance with this Plan;

(6) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

B. (§302) Property Acquisition

1. (§303) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, all real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency shall not have authority to acquire, by eminent domain, property on which any persons lawfully reside.

Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of City Ordinance No. 98-014. Such time limit only may be extended by further amendments to this Plan.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of every kind and character within the Project area, except to preclude the right to explore for, produce or extract such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Project area.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property if it becomes private property by being transferred by deed, lease, or otherwise to private ownership or control before the Agency completes land disposition within the entire Project area if the Agency and the private owner do not enter into a participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (§304) Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C. (§305) Participation by Owners and Tenants

1. (§306) Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redevelopment area if they otherwise meet the requirements prescribed by the Plan. The Agency, shall also extend preferences to other tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit business, residential, institutional and semi-public tenants, if they so desire, to purchase and develop real property in the Project area.

2. (§307) Owner Participation

The Agency is also authorized to permit persons who are owners of residential, business and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area.

In the even an owner-participant fails or refuses to rehabilitate or newly develop his real property pursuant to this Plan and the agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets;

the ability of owners to finance acquisition and development in accordance with the plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of a site for a regional shopping center.

3. (§308) Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

4. (§309) Participation Agreements

Each person desiring to become a participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project area.

D. (§310) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all bodies which own or intend to acquire property in the Project area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

The Agency may pay to any taxing agency with territory located within the Project area except the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project

E. (§311) Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

In accordance with Health and Safety Code Section 33401, the Agency may, in any year during which it owns real property in the Project area pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the real property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the city, county, city and county, district, including, but not limited to, a school district, or other public corporation would have received if the real property had not been tax exempt.

F. (§ 312) Relocation of Persons Displaced by the Project

1. (§313) Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project area for displaced persons.

2. [§314] Relocation Payments

The Agency shall pay all relocation payments required by law. In addition the Agency may make additional relocation payments which in the Agency's opinion may be reasonably necessary to carry out the purposes of the Plan. Such payments shall be subject to the availability of funds for such purposes.

G. (§315) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (§316) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. (§317) Public Improvements, Public Facilities and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas.

3. (§318) Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

H. (§319) Rehabilitation and Moving of Structures by the Agency

1. (§320) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project area not owned by the Agency.

2. (§321) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building to a location within or outside the Project area.

I. (§322) Property Disposition and Development

1. (§323) Real Property Disposition and Development

a. (§324) General

For the Purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency is acquired in whole or in part, directly or indirectly, with tax increment monies sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (§325) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, sex, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (§326) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure or other improvement either within or outside the Project area for itself or for any public body or public entity. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project area) to the extent permitted by law.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

2. (§327) Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

IV. (§400) USES PERMITTED IN THE PROJECT AREA

A. (§401) Map

In addition to illustrating the location of the Project area boundary, the Map also illustrates the proposed public rights-of-way and the proposed land uses to be permitted in the Project area. The Map indicates alternate land uses for certain sub-areas of the Project area. In each case the primary use shown on the Map is in conformity with the General Plan of the City, and any alternate use shall be allowed to the extent that it is in conformity with the General Plan as it now reads or as it may from time to time be amended.

The map of the redevelopment area is hereby replaced with the amended map attached hereto (Figure2).

B. (§402) Planned Residential

Areas shown on the Map as Low Density Multiple Family are to be developed for residential and related uses. New development in such areas shall be developed in accordance with City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in such residential areas shall not exceed per acre those permitted in the General Plan's corresponding land uses.

C. (§403) Regional Center

The area shown on the Map as "Regional Center" is to be developed for that use as a Regional Center in conformance with the General Plan. New development in that area shall be developed in accordance with City standards. Except as inconsistent with this Plan all requirements of the City's ordinances now existing or as hereafter amended shall apply to development of the Regional Center. Any portion of this area not developed as part of a regional shopping center may be developed in accordance with the broad use designation described more particularly below at Section 405, with the Agency giving appropriate recognition to preserving the amenity adjacent residential developments.

D. (§404) Industrial and General Corridor

Areas shown on the Map as "Industrial" or "General Corridor" are to be developed and used for industrial or commercial uses including but not limited to office, retail, service, entertainment, education, light industrial, and related auxiliary uses consistent with the General Plan. New development in such areas shall be developed in accordance with City standards. Except as inconsistent with the Plan all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development.

E. (§405) Open Space

Areas shown on the Map as "Open Space" are to be developed and used for open space purposes consistent with the General Plan. New development in such areas shall be developed in accordance with City standards. Except as inconsistent with this Plan all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development.

F. (§406) Public Uses

1. (§407) Rights-of-Way

The principal streets and highways in the Project area are shown on the Map and are as follows: San Diego Freeway, Marina Freeway, Sepulveda Boulevard, Jefferson Avenue, Playa Street, Slauson Avenue, Slauson Avenue Relocated, Buckingham Parkway (Relocated), Green Valley Circle, and Bristol Parkway.

Any other streets and alleys in the Project area may he widened, altered, abandoned, or closed as necessary for property development of the Project. Additional public streets, alleys and easements may be created in the Project area as needed for proper development.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. (§408) Public, Semi-Public, Institutional and Nonprofit Uses

With the approval of the Agency parking, open space, public and semi-public uses may be interspersed with other uses in any area.

In any area the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities or other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions as are necessary to protect the development and use in the project area.

G. (§409) General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan.

1. (§410) New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time including, without limitations , the City, Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes and the City Zoning Ordinances.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial uses. All outdoor storage and materials or equipment shall be enclosed or screened by walls, landscaping or other enclosure to the extent and in the manner required by the Agency.

2. (§ 411) Existing Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alternations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

3. (§412) Rehabilitation

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding areas.

4. (§413) Limitation on the Number of Buildings

Except as may be set forth in other Sections of this Plan, the number of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

5. (§414) Approximate Number of Dwelling Units

In accordance with the City's General Plan, approximately 270 dwelling units will be permitted in the Component Area upon Project completion.

6. (§415) Limitation on Type, Size, and Height of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, height, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

7. (§416) Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area is the total of all: areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

8. (§ 417) Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all new signs shall be submitted to the Agency for review and approval before erection.

9. (§418) Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible.

10. (§419) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structure shall be permitted in any part of the Project area. Within the Project area, except with the approval of the Agency, there shall be no exploration for or production or extraction of oil, gas, or other mineral or hydrocarbon substances of any kind or character, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

11. (§420) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, ancestry or national origin permitted in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of the property in the Project area.

12. (§ 421) Resubdivision of Parcels

After rehabilitation and development pursuant to the Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

13. (§422) Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by the Plan. In order to permit such variation, the Agency must determine that:

(1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

(2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

(3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

(4) Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. (§423) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls, necessary for proper development of both private and public areas within the Project area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give consideration to good design open space, and other amenities to enhance the aesthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this plan.

I. (§424) Building Permits

No permit shall be issued for, the construction of any new building or any addition to an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been approved by the Agency.

V. (§500) METHODS FOR FINANCING THE PROJECT

A. (§501) General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available sources.

Advances and loans for survey and planning and for the operating capital for nominal administration of the Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project. Except to the extent permitted by applicable law, no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in Health and Safety Code Section 33670 shall be established or incurred by the Agency after July 26, 2011. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's obligations pursuant to Health and Safety Code Section 33413.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. (§502) Tax Increments

All taxes levied upon taxable property within the Project area each year by or for the benefit of the State of California, County of Los Angeles, City of Culver City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by this Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the

taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency, with the approval of the City Board; is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

To the extent required by Health and Safety Code Section 33333.6, taxes, as defined in Health and Safety Code Section 33670, shall not be divided and shall not be allocated to the Agency in excess of an amount equal to $755,000,000 in Fiscal Year 1986/87 and following.

Except to the extent permitted by applicable law, no taxes shall be divided and allocated to the Agency following ten years after the effectiveness of this redevelopment plan pursuant to Section 800.

The Agency shall pay to each affected taxing entity portions of tax increment to the extent required by applicable law.

VI. (§600) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this plan.

D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VII. (§700) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

VIII. (§800) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions, which shall run in perpetuity, the provision of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 43 years from the date of adoption of this Plan by the City Council.

IX. (§900) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

X. (§1000) PLAN MERGER

The Slauson-Sepulveda Redevelopment Project No. 1, the Overland-Jefferson Redevelopment Project No. 2 and the Washington-Culver Redevelopment Project No. 3 are hereby merged.

# REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT COMPONENT AREA NO. 2

## I. (§100) INTRODUCTION

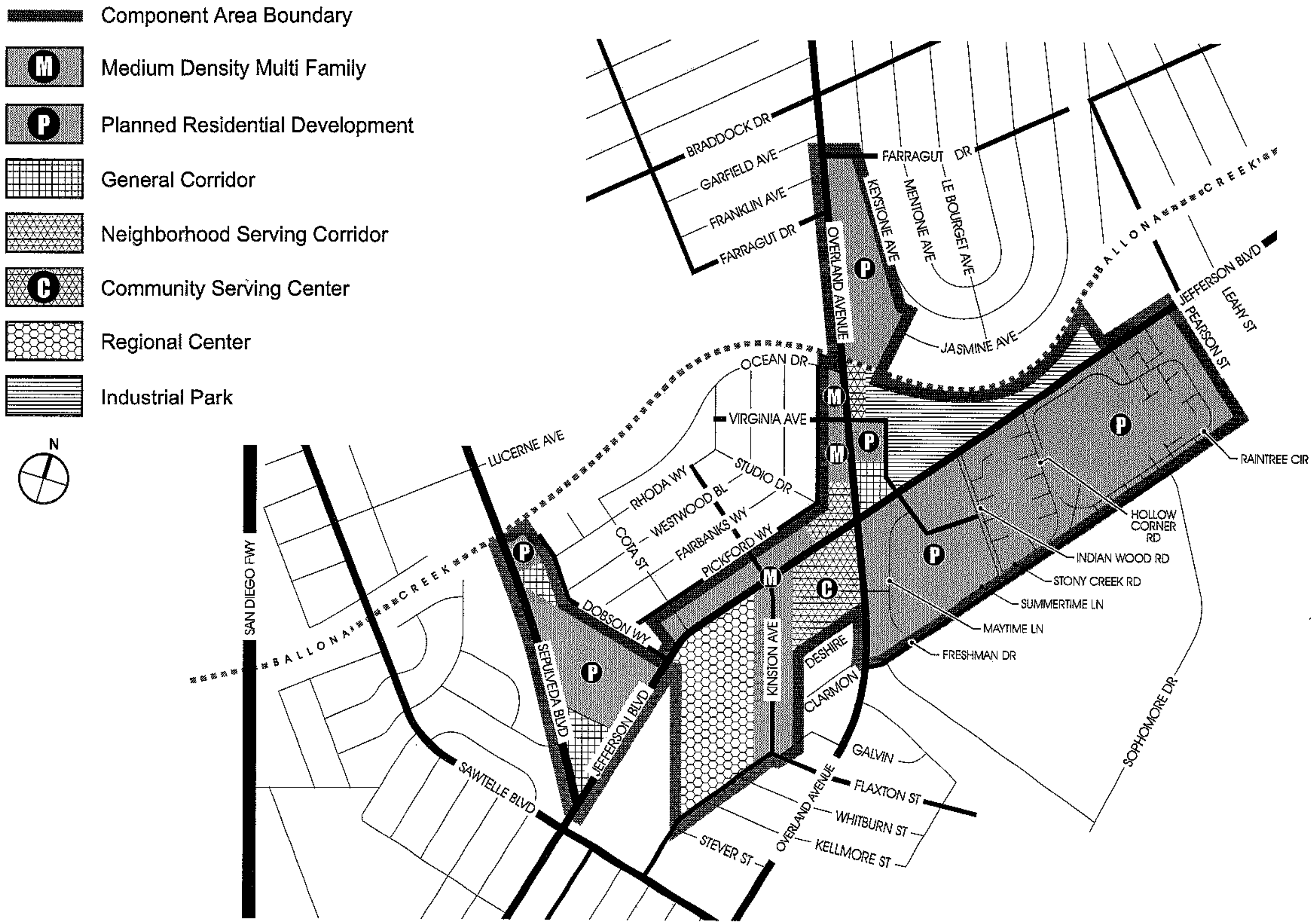
The Redevelopment Plan ("Plan") for Component Area No. 2 of the Culver City Redevelopment Project consists of Part I, Text and Part II, Map. This Plan has been prepared by the Culver City Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

## II. (§200) COMPONENT AREA NO. 2 BOUNDARIES

The boundaries of Component Area No. 2 of the Culver City Redevelopment Project are illustrated on the Map (Figure 3). The legal description of the boundaries of Component Area No. 2 is as follows:

That certain parcel of land in the City of Culver City, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the southwesterly prolongation of the southeasterly line of Tract 23814, M.B. 810, P. 78-82, records of the County of Los Angeles, and the southwesterly line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said line of Overland Avenue to the intersection with the northwesterly line of Deshire Place (30 feet wide) as shown on map of Tract 20744, M.B. 553, P. 25 and 26, records of the County of Los Angeles; thence along the northeasterly prolongation of said line to the southwesterly line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said southwesterly line to the southeasterly line of Lot 1, Tract 3344, M.B. 36, P. 92, records of the County of Los Angeles; thence southwesterly along said line to the northeasterly line of Tract 16912; M.B. 392, P. 14-17, records of the County of Los Angeles; thence southeasterly along said line to the westerly line of Lot 109 of said Tract; thence southerly along said line and the westerly line of Lot 110 of said Tract and the southerly prolongation of said line to the southerly line of Flaxton Avenue; thence westerly along said line to the southeasterly line of Hazelton*Avenue; thence southerly along said line of Hazelton*Avenue to the intersection with the southeasterly prolongation of the southwesterly line of Lot 5, Tract 3344; thence northwesterly along said prolongation and said southwesterly line to the southeasterly line of Jefferson Boulevard; thence southerly along said line of Jefferson Boulevard to the intersection with the southeasterly prolongation of the most northerly line of Tract 16817, M.B. 385, P. 45-47, records of the County of Los Angeles; thence northwesterly along said prolongation to the intersection of said line with the southerly line of Sepulveda Boulevard as it existed on November 18, 1971; thence northwesterly along said southerly line to the intersection of said line with the southwesterly prolongation of the northwesterly line of Tract 16283, M.B. 381, P. 43-45, records of the County of Los Angeles; thence northeasterly along said prolongation to the southerly line of said Tract 16283; thence




# COMPONENT AREA NO. 2 - OVERLAND/JEFFERSON

**FIGURE 3 - The Culver City Redevelopment Project**

southeasterly and easterly along said line to Jefferson Boulevard as it existed on November 18, 1971; thence northerly along Jefferson Boulevard to the northerly line of Tract 16283; thence westerly and northerly along said Tract line to the most easterly corner of Lot 56, Tract 16283; thence in a direct line to the most southerly corner of Lot 85, Tract 10123, M.B. 141, P. 15-17, records of Los Angeles County; thence along the southeasterly line of Lots 85 through 72, Tract 10123, thence along the northeasterly prolongation of said line to the southeasterly corner of Lot 71 of said Tract; thence along the northeasterly prolongation of said line to the southeasterly corner of Lot 71 of said Tract; thence along the southeasterly line of Lot 71 through 59 of said Tract to the southerly line of Studio Drive (60 feet wide); thence in a direct line to the most easterly corner of Lot 284 of said Tract; thence northwesterly along the northeasterly line of Lots 284 through 272 of said Tract; thence along the northwesterly prolongation of said line to the most easterly corner of Lot 271 of said Tract; thence northwesterly along the northeasterly line of Lots 271 through 266 of said Tract and its northwesterly prolongation to the southeasterly line of the Los Angeles County Flood Control District's Ballona Creek Channel as it existed on November 18, 1971; thence northeasterly along said line to the westerly line of Overland Avenue as it existed on November 18, 1971; thence northwesterly along said line of Overland Avenue to the southwesterly prolongation of the northwesterly line of Lot 1, Tract 17836, M.B. 433, P. 14, records of Los Angeles County; thence northeasterly along said prolongation and said Tract line to the southwesterly line of Tract 17328, M.B. 426, P. 44-48, records of Los Angeles County; thence southeasterly along said Tract line through its various courses and its southeasterly prolongation to the southerly line of the Los Angeles County Flood Control District's Ballona Creek Channel as it existed on November 18, 1971; thence northeasterly along said line to the southerly line of Lot 2, Tract 3343, M.B. 36, P. 90-91, records of Los Angeles County; thence southeasterly along said line to the northwesterly line of Jefferson Boulevard as it existed on November 18, 1971; thence northerly along said line to the intersection with the northwesterly prolongation of the northeasterly line of Tract 23814, M.B. 810, P. 78-82, records of Los Angeles County; thence southeasterly along said prolongation and said line to the boundary line of the City of Culver City as it existed on November 18, 1971; thence southerly along said boundary line and the easterly line of said Tract and the prolongation of said Tract line to the point of beginning.

* Street name changed to Kinston Avenue November 22, 1971. See Resolution No. CS-6654.

III. (§300) REDEVELOPMENT ACTIONS

A. (§301) <u>General</u>

The Agency proposes to eliminate and prevent the spread of blight in the Project area by:

(1) Acquisition of certain real property;

(2) Demolition or removal of certain buildings and improvements;

(3) Relocation assistance to displaced residential and nonresidential occupants;

(4) Installation, construction, or reconstruction of streets, utilities, and other public improvements;

(5) Disposition of property acquired for uses in accordance with this Plan;

(6) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

B. (§302) Property Acquisition

1. (§303) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, all real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency shall not have authority to acquire, by eminent domain, property on which any persons lawfully reside.

Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of City Ordinance No. 98-014. Such time limit only be extended by further amendments to this Plan.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment, and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not acquire interests in oil, gas, or other mineral substances within the Project area, except to preclude surface drilling within the Project area.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property if it becomes private property by being transferred by deed, lease, or otherwise to private ownership or control before the Agency completes land disposition within the entire Project area, if the Agency and the private owner do not enter into a participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions, and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (§304) Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C. (§305.) Participation by Owners and Tenants

1. (§306) Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit business, residentia1, institutional, and semi-public tenants, if they so desire, to purchase and develop real property in the Project area.

2. (§307) Owner Participation

The Agency is also authorized to permit persons who are owners of residential, business, and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area.

In the event an owner-participant fails or refuses to rehabilitate or newly develop his real property pursuant to this Plan and the agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of a site for a regional shopping center.

3. (§308) Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

4. (§. 309) Participation Agreements

Each person desiring to become a participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project area.

D. (§310) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes or redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

E. (§311) Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

In accordance with Health and Safety Code Section 33401, the Agency may, in any year during which it owns real property in the Project area pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the real property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the city, county, city and county, district, including, but not limited to, a school district, or other public corporation would have received if the real property had not been tax exempt.

F. (§312) Relocation of Persons Displaced by the Project

1. (§313) Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project area for displaced persons.

2. (§314) Relocation Payments

The Agency is authorized to pay moving expenses to residents (including individuals and families) displaced by the Project, in amounts not exceeding $350. The Agency is also authorized to pay relocation payments to business concerns for moving expenses where the Agency determines it is in the best interest of the Project. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. Relocation payments shall be made pursuant to Agency rules and regulations and only to the extent funds are available for such purposes.

G. (§315) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (§316) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. (§317) Public Improvements, Public Facilities, and Public Utilities

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas.

3. (§318) Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H. (§319) Rehabilitation and Moving of Structures by the Agency

1. (§ 320) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project area now owned by the Agency.

2. (§321) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building to a location within or outside the Project area.

I. (§322) Property Disposition and Development

1. (§323) Real Property Disposition and Development

a. (§324) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased for development at prices which shall not be less than fair value for the highest and best uses permitted under this Plan, except when a lesser consideration is necessary to effectuate the purposes of this Plan. If a lesser consideration is required, it shall be no smaller than the estimated value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Real property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such real property shall be published by the Agency as required by law.

The Agency shall lease or sell all real property acquired by it in the Project area, except that the Agency may donate real property to the City. The Agency may sell, lease, grant, or donate real property owned or acquired by the Agency in the survey area for the Project area to a housing authority or to any public agency for public housing projects.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (§325) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

c. (§326) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State, and local laws.

2. (§327) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

IV. (§400) USES PERMITTED IN THE PROJECT AREA

A. (§401) Map

In addition to illustrating the location of the Project area boundary, the Map also illustrates the proposed public rights-of-way and the proposed land uses to be permitted in the Project area.

The map of the redevelopment area is hereby replaced with the amended map attached hereto (Figure 3).

B. (§402) Residential Uses

The area shown on the Map as Medium Density Multiple Family and Planned Residential Development are to be developed for residential and related uses. New development in this area shall be in accordance with the General Plan and all other City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in these residential areas shall not exceed those permitted in the General Plan's corresponding land uses.

C. (§403) Commercial and Industrial Uses

The areas shown on the Map as General Corridor, Neighborhood Serving Corridor, Community Serving Center, Regional Center and Industrial Park are to be developed for commercial and industrial uses. New development in these areas shall be in accordance with the General Plan and all other City standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development.

D. (§404) Public Uses

1. (§405) Rights-of-Way

The principal streets and highways in the Project area are shown on the Map and are as follows: Sepulveda Boulevard, Jefferson Boulevard, Kinston Avenue, Machado Road, Cota Street, Studio Drive, Virginia Avenue, Jordan Way, Overland Avenue, Flaxton Street, and Jasmine Court (a private street).

Any other streets and alleys in the Project area may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created in the Project area as needed for proper development.

The public rights -of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

E. (§406) Public, Semi-Public, Institutional, and Nonprofit Uses

With the approval of the Agency, parking, open space, public, and semi-public uses may be interspersed with other uses in any area.

In any area the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, and charitable institutions, and facilities or other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions as are necessary to protect the development and use in the Project area.

F. (§. 407) General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the Plan, except in conformance with the provisions of this Plan.

1. (§408) New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time, including without limitations the City Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes, and the City Zoning Ordinances.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial uses. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping, or other enclosure to the extent and in the manner required by the Agency.

2. (§409) Existing Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

3. (§. 410) Rehabilitation

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding areas.

4. (§411) Limitation on the Number of Buildings

Except as may be set forth in other Sections of this Plan, the number of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

5. (§412) Approximate Number of Dwelling Units

The approximate number of dwelling units presently in the Project area is estimated to be 2,500.

6. (§413) Limitation on Type, Size, and Height of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, height, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

7. (§414) Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

8. (§415) Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all new signs shall be submitted to the Agency for review and approval before erection.

9. (§ 416) Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, or when not feasible, above ground utilities may be permitted by the Agency.

10. (§ 417) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area. Within the Project area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

11. (§418) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

12. (§419) Resubdivision of Parcels

After rehabilitation and development pursuant to the Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

13. (§420) Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by the Plan. In order to permit such variation, the Agency must determine that:

(1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

(2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

(3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

(4) Permitting a variation will not be contrary to the objectives of the Plan.

No variations shall be granted which change a basic land use or which permit other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

G. (§421) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the esthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this Plan.

H. (§422) Building Permits

No permit shall be issued for the construction of any new building or any addition to an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been approved by the Agency.

## V. (§500) METHODS FOR FINANCING THE PROJECT

### A. (§501) General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City; as it is able, will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also, all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds, if appropriate and feasible, in an amount sufficient to finance all or any part of the Project. Except to the extent permitted by applicable law, no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in Health and Safety Code Section 33670 shall be established or incurred by the Agency after December 28, 2011. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's obligations pursuant to Health and Safety Code Section 33413.

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

### B. (§502) Tax Increments

All taxes levied upon taxable property within the Project area each year by or for the benefit of the State of California, County of Los Angeles, City of Culver City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in

determining the assessed valuation of the taxable property in the Project on said effective date; and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in Paragraph (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency, with the approval of the City Board, is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

To the extent required by Health and Safety Code Section 33333.6, taxes, as defined in Health and Safety Code Section 33670, shall not be divided and shall not be allocated to the Agency in excess of an amount equal to $830,000,000 in Fiscal Year 1986/87 and following.

Except to the extent permitted by applicable law, no taxes shall be divided and allocated to the Agency following ten years after the effectiveness of this redevelopment plan pursuant to Section 800.

The Agency shall pay to each affected taxing entity portions of tax increment to the extent required by applicable law.

VI. (§600) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VII. (§700) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include but are not limited to specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

VIII. (§800) DURATION OF THIS PLAN

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 43 years from the date of adoption of this Plan by the City Council.

IX (§900) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

X. (§1000) PLAN MERGER

The Slauson-Sepulveda Redevelopment Project No. 1, the Overland-Jefferson Redevelopment Project No. 2 and the Washington-Culver Redevelopment Project No. 3 are hereby merged.

REDEVELOPMENT PLAN FOR THE
CULVER CITY REDEVELOPMENT PROJECT
COMPONENT AREA NO. 3

## I. (§100) INTRODUCTION

The Redevelopment Plan ("Plan") for Component Area No. 3 of the Culver City Redevelopment Project consists of Part I, Text and Part II, Map. This Plan has been prepared by the Culver City Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et seq.

## II. (§200) COMPONENT AREA NO. 3 BOUNDARIES

The boundaries of Component Area No. 3 of the Culver City Redevelopment Project are illustrated on the Map (Figure 4). The legal description of the boundaries of Component Area No. 3 is as follows:

That certain parcel of land in the City of Culver City, County of Los Angeles and State of California, described as follows:

Beginning at the most southerly corner of Lot 18, Block 7, Clarkdale Tract, M.B. 9, P. 176, Records of Los Angeles County, said corner being a point in the northwesterly line of Washington Blvd. (100.00 feet wide); thence northeasterly along said line to the most easterly corner of Lot 22, said Block; thence northwesterly along the northeasterly line of said Lot to its most northerly corner, said point being on the southeasterly line of a 16.00-foot-wide alley vacated per City of Culver City Resolution No. CS-6393; thence 8.00 feet northwesterly at right angles from said southeasterly line to the centerline of said vacated alley; thence northeasterly along said center-line to the northeasterly line of vacation per said resolution; thence southeasterly along said northeasterly line to the southeasterly line of said alley; thence northwesterly in a direct line to the most easterly corner of Lot 7, said Block; thence northwesterly along the northeasterly line of Lots 7 through 4, inclusive, said Block and its northwesterly prolongation to the most southerly corner of Lot 11, said Block; thence along the northwesterly line of said Lot to the northwesterly corner of said Lot, also being a point on the southeasterly line of Matteson Avenue (60.00 feet wide); thence northeasterly along said line to the most northeasterly corner of Lot 17, Block 7, said Tract; thence in a direct line from said corner to the most southerly corner of Lot 18, Tract 6365, M.B. 70, P. 74, Records of Los Angeles County, said point being a point on the northwesterly line of Matteson Avenue; thence northwesterly along the southwesterly line of Lots 18 through 16, inclusive, of said Tract to the northwesterly corner of said Lot 16; thence northeasterly along the northwesterly line of said Lot, and along the northeasterly prolongation of said line, to the northeasterly line of Girard Avenue (60.00 feet wide); thence southeasterly along said line to the most southerly corner of Lot 33, said Tract; thence northeasterly along the southeasterly line of said Lot, said line also being the northwesterly line of an alley 15.00 feet in width, to the most easterly corner of said Lot; thence southeasterly along the southwesterly line of Tract 11079, M.B. 226, P. 43, Records of Los Angeles County, to a point in said line being also the southwesterly line of Lot 1, said Tract 7.00 feet southeasterly of the southeasterly line of Lot 2, said Tract; thence northeasterly parallel to said line to the southwesterly line of Spad Place (26.00 feet wide); thence northwesterly along said line to the southwesterly prolongation of the northwesterly line of Lot 31, said Tract; thence northeasterly along said prolongation and the northwesterly line of Lot 31 to the most northerly corner of said Lot, being a point on the southwesterly line of Tract 9949, M.B. 168, P. 43, Records of Los Angeles County; thence northwesterly along said tract line to the most southerly corner of Lot 15, said Tract; thence northeasterly along the southeasterly line of Lot 15 and its northeasterly prolongation and the southeasterly lines of Lots 55 and 28 of said Tract to the southwesterly line of Midway (a street 50.00 feet wide); thence northwesterly along said southwesterly line to the most northerly corner of Lot 38, said Tract, said point being in the southeasterly line of Venice Blvd. as it existed on January 1, 1975; thence northeasterly along said southeasterly line of Venice Blvd. to the most northerly corner of Lot 27, Tract

15052, M.B. 314, Page 49, Records of Los Angeles County, being also a point in the common boundary line of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence southeasterly along said boundary line through its various courses to a point on the northeasterly line of Exposition Blvd. (40.00 feet wide); thence southeasterly along said line to the southwesterly corner of Lot 51, Tract 5461, M.B. 57, P. 76, Records of Los Angeles County; thence northerly along the westerly line of said Lot to the northerly corner of said Lot; thence northeasterly along the northwesterly line of said Lot and the northeasterly lines of Lots 50 and 49 to the most northerly corner of Lot 49 being also an angle point in the boundary of Lot 52, said Tract; thence southeasterly, northeasterly, and northwesterly along said lot boundary to the most westerly corner of Lot 21, said Tract; thence northeasterly along the northwesterly line of Lot 21 to the most northerly corner of said Lot, said point being on the southeasterly line of National Blvd. (80.00 feet wide); thence northwesterly along said line to the common boundary line of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence northeasterly along said boundary line to the northeasterly line of National Blvd.; thence southeasterly along said line to a point perpendicular northwesterly 170.00 feet from the centerline of Washington Blvd. (100.00 feet wide); thence northeasterly parallel to said centerline 373.23 feet; thence southeasterly 120.00 feet to a point on the northwesterly line of Washington Blvd., said point being located on said right-of-way line 180.70 feet southwesterly of the most southerly corner of Tract 11898, M.B. 226, P. 42, Records of Los Angeles County; thence northeasterly along the northwesterly line of Washington Blvd. to the southeasterly prolongation of the southwesterly line of Hutchinson Ave. (50.00 feet wide); thence northwesterly along said prolongation and the southwesterly line of Hutchinson Ave. to the westerly prolongation of the southerly line of Lot 10, Tract 5522, M.B. 61, P. 26, Records of Los Angeles County; thence easterly along said prolongation and the southerly lot lines of Lots 10 and 20, said Tract, and the easterly prolongation of said line to the northeasterly line of

Sherbourne Dr. (50.00 feet wide); thence southerly along said line to the southwesterly corner of Lot 15, Tract 5384, M.B. 63, P. 52, Records of Los Angeles County; thence northeasterly along the southerly line of Lots 15 and 26 and the northeasterly extension thereof to the southwesterly corner of Lot 107, said Tract, M.B. 63, P. 52, Records of Los Angeles County; thence northerly along the westerly line of said Lot to its northerly corner; thence northeasterly along the northerly line of Lot 107 and the northeasterly extension thereof to the northeasterly corner of Lot 124, said Tract, being also a point in the southwesterly line of Lot 131, said Tract; thence southerly along the southwesterly line to the southwesterly corner of Lot 131, said Tract; thence easterly along the southerly line of said Lot to the southeasterly corner of said Lot, said point being on the northwesterly line of La Cienega Ave. (100.00 feet wide); thence northeasterly along said line to the common boundary line of the City of Culver City and the City of Los Angeles as existing on January 1, 1975; thence easterly along said boundary line to the southeasterly line of La Cienega Ave.; thence southwesterly along said line 54.26 feet; thence (assuming the bearing of the southeasterly line of La Cienega Ave. to be South 10° 23' 45" West), South 71° 52' 10" East 47.68 feet; North 18° 07' 50" East 2.5 feet; South 71° 52' 10" East 65.86 feet; North 18° 40' 34" East 49.15 feet and North 18° 03' 30" East 35.11 feet more or less to the southwesterly line of Lot 21, Tract 5855, M.B. 68, P. 79, Records of Los Angeles County; thence southeasterly along said line to the most westerly corner of Lot 19, said Tract; thence northeasterly to the most northerly corner of said Lot, being a point in the southerly line of Melvil St. (50.00 feet wide); thence southeasterly in a direct line to the most southerly corner of Lot 56, said Tract being also a point in the northerly line of Melvil St.; thence easterly along the southerly line of said Lot and the extension thereof to the southwesterly corner of Lot 78, said Tract; thence southeasterly along the southerly lines of said Lot to the most southerly corner of Lot 8, Block B, Tract 6447, M.B. 75, P. 80-83, Records of Los Angeles County; thence continuing northeasterly along the southeasterly line of said Lot to the southeasterly corner thereof; thence northerly along the easterly line of said Lot to the common boundary line of the City Culver City and the City of Los Angeles as it existed on January 1, 1975; thence easterly along said boundary line to the southeasterly line of the Los Angeles County Flood Control Channel as it existed on January 1, 1975; thence southwesterly along said Flood Control Channel line to the northwesterly line of Washington Blvd. (100.00 feet wide); thence easterly along said line to the southwesterly line of La Cienega Blvd. (100.00 feet wide) thence northwesterly along said line to the common boundary line of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence easterly along said boundary line to the northeasterly line of La Cienega Blvd.; thence southeasterly along said line to the southerly corner of Lot 13, of said Tract 6447; thence northeasterly along the southerly line of Lot 13 and the northeasterly extension thereof to the most southerly corner of Lot 70, Tract 6256; M.B. 71, P. 19, Records of Los Angeles County; thence northeasterly along the southeasterly line of said Lot to the common boundary of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence easterly along said boundary line to the southeasterly boundary line of said Tract 6256; thence southerly along said tract boundary line to the most southerly corner of Lot 5, Huos Tract, M.B. 13, P. 50 and 51, Records of Los Angeles County; thence easterly along the southerly line of said Tract and the northeasterly prolongation thereof to the common boundary line of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence southwesterly and continuing along said boundary line through its various courses to the intersection of said boundary line with the southeasterly prolongation of the southwesterly line of Sentney Ave. (50.00 feet wide); thence northwesterly along said prolongation and the westerly line of Sentney Ave. to a point 40.00 feet northerly of the southerly line of Lot 282, Tract 5560, M.B. 59, P. 19, Records of Los Angeles County; thence westerly to the southeasterly corner of Lot 239 of said Tract; thence northerly to the northeasterly corner of said Lot, thence westerly along the northerly line of Lots

239 and 228 of said Tract and the extended westerly prolongation thereof to the northeasterly corner of Lot 33, Lehosky Tract, M.B. 57, P. 72, Records of Los Angeles County; thence southerly to the southeasterly corner of Lot 29 of said Tract; thence westerly to the most southwesterly corner of said Lot and the prolongation of said line to the westerly line of Helms Ave. (50.00 feet wide); thence northerly along said line to the northeasterly corner of Lot 6 of said Tract; thence southwesterly along the northerly line of said Lot to the northwesterly corner thereof; thence southerly along the westerly boundary line of said Tract to the northwesterly corner of Lot 14 of said Tract, thence easterly along the northerly line of said Lot to the northeasterly corner thereof, being a point on the westerly line of Helms Ave. (50.00 feet wide) then southeasterly in a direct line to the northwesterly corner of Lot 24 of said Tract, being the intersection of the easterly line of Helms Ave. and the southerly line of Jacob St. (40.00 feet wide); thence southerly along the easterly line of Helms Ave. to the northwesterly corner of Lot 21, said Tract; thence easterly along the northerly line of said Lot to the northeasterly corner thereof; thence southerly along the easterly line of Lots 21, 20, and 19 to the northerly line of the Southern Pacific Railway right-of-way (air line) (62.50 feet wide); thence easterly along said right-of-way line to the southeasterly corner of Lot 48, Tract 3877, M.B. 44, P. 27, Records of Los Angeles County; thence northerly along the easterly line of said Lot to the northwesterly corner of Lot 28, Tract 5560, M.B. 59, P. 19, Records of Los Angeles County; thence easterly along the northerly line of Lot 28 and the prolongation thereof to the easterly line of Cattaraugus Ave. (50.00 feet wide); thence southerly to the northwesterly corner of Lot 29 of said Tract; thence easterly along the northerly line of said Lot to the northeasterly corner thereof; thence southerly along the easterly line of said Lot to the southwesterly corner of Lot 89 of said Tract; thence easterly along the southerly line of said Lot to the southeasterly corner of said Lot; thence northwesterly along the easterly line of said Lot to the northeasterly corner thereof, being a point in the southwesterly line of Fay Ave. (50.00 feet wide); thence easterly in

a direct line to the northwesterly corner of Lot 91 of said Tract, being a point in the northeasterly line of Fay Ave.; thence southerly 21.19 feet along the westerly line of said Lot; thence easterly in a direct line to a point on the southerly line of said Lot, 53.60 feet northeasterly from the southwesterly corner of said Lot; thence northeasterly 79.44 feet along said southerly line to the southeasterly corner of said Lot; thence northerly along the easterly line of Lots 91 and 92 of said Tract to the northeasterly corner of Lot 92; thence southwesterly along the northerly line of Lot 92 to the southwesterly corner of Lot 149 of said Tract 5560; thence northwesterly along the southwesterly line of Lots 149 and 148 of said Tract to the northwesterly corner of Lot 148; thence northeasterly along the northerly line of said Lot to the southwesterly line of McManus Ave. (50.00 feet wide); thence northerly along said line to the northeasterly corner of Lot 140 of said Tract; thence northeasterly along the prolongation of the northerly line of said Lot to the southwesterly corner of Lot 195 of said Tract; thence northwesterly along the southwesterly line of said Lot to the northwesterly corner thereof; thence easterly along the northerly line of said Lot and the northeasterly prolongation thereof to the easterly line of Roberts Ave. (50.00 feet wide); thence southerly along said line to the northwesterly corner of Lot 209 of said Tract 5560; thence easterly along the northerly line of said Lot to the northeasterly corner thereof; thence southeasterly along the easterly line of Lots 209 and 208 of said Tract to the northwesterly corner of Lot 260 of said Tract; thence northeasterly along the northwesterly line of said Lot and the northeasterly prolongation thereof to the northwesterly line of the Los Angeles County Flood Control District "Ballona Creek" Flood Control Channel (185.00 feet wide); thence southwesterly along said right-of-way line to the intersection with the common boundary of the City of Culver City and the City of Los Angeles as it existed on January 1, 1975; thence southwesterly and continuing along said boundary line through its various courses to an angle point in the said boundary line, said point being on the northeasterly line of the C. Machado 86.88 Acre Allotment of Rancho La Ballona as per map recorded in Book 3, Page 209 of Miscellaneous Records of Los Angeles County, said point also being on the southeasterly line of Jefferson Blvd. (100.00 feet wide); thence continuing southwesterly along said southeasterly line to the northeasterly line of Lot 12, Tract 3343, M. B. 36, P. 90/91, Records of Los Angeles County; thence northwesterly in a direct line to a point on the northwesterly line of Jefferson Blvd. 12.00 feet northeasterly of the northeast line of said Lot 12; thence northwesterly 161.73 feet, more or less, to the intersection with the northeasterly line of said Lot 12; thence continuing northwesterly along said northeasterly line to the most northerly corner of said Lot, being also a point on the easterly line of Tract 1775, M. B. 21, P. 190/191, Records of Los Angeles County; thence northeasterly along said Tract line through its various courses to the most southerly corner of Lot 96, Nolan Park Tract, M. B. 32, P. 45, Records of Los Angeles County, being also a point on the northwesterly line of said Flood Control right-of-way as it existed on January 1, 1975; thence northeasterly along said line and the southeasterly line of the Nolan Park Tract to the point of divergence of the Nolan Park Tract line from said Flood Control District line; thence continuing southeasterly and northeasterly along said Tract boundary line to the most southerly corner of Lot 211 of said Tract; thence northwesterly along the southwesterly line of said Lot to the most westerly corner thereof; thence northeasterly along the northwesterly line of said Lot to the southeasterly boundary line of Tract 3244, M.B. 37, P. 22, Records of Los Angeles County; thence southeasterly along said boundary line to the most southerly corner of said Tract 3244; thence northeasterly along said boundary line and the southeasterly boundary line of Tract 4419, M. B. 48, P. 1, Records of Los Angeles County and its northeasterly prolongation to the northerly line of Higuera St. as it existed on January 1, 1975; thence easterly along the northerly line of Higuera St. to the easterly boundary line of Tract 4161, M.B. 36, P. 32, Records of Los Angeles County; thence northerly along said boundary line to the southeasterly corner of Lot 322 of said Tract; thence westerly along the southerly line of said Lot and the prolongation thereof to the westerly line of

Schaefer St. (50.00 feet wide); thence southerly along said westerly line to the southeasterly corner of Lot 313 of said Tract; thence westerly along the southerly line of said Lot to the southwesterly corner thereof; thence southerly along the easterly line of Lot 250 of said Tract to the southeasterly corner of said Lot; thence westerly along the southerly line of said Lot and the prolongation thereof to the westerly line of Helms Ave. (50.00 feet wide); thence southerly along said line to the southeasterly corner of Lot 241 of said Tract; thence westerly along the southerly line of said Lot to the northwesterly corner thereof; thence southerly along the easterly line of Lot 178 of said Tract to the southeasterly corner of said Lot; thence westerly along the southerly line of said lot and the prolongation thereof to the westerly line of Wesley St. (50.00 feet wide), being a point on the most easterly line of Tract 29708, M. B. 738, P. 4 and 5, Records of Los Angeles County; thence southerly and westerly along the boundary of said Tract through its various courses to the northeasterly corner of Lot 34, Tract 4161, M. B. 46, P. 32, Records of Los Angeles County; thence southwesterly along the southwesterly line of Lots 34 through 40, inclusive, of said Tract to the northeasterly corner of Lot 50 of said Tract; thence southeasterly along the northeasterly line of said Lot to the southeasterly corner thereof, being a point on the northwesterly line of Krueger St. (50.00 feet wide); thence southwesterly along the northwesterly line of Krueger St. and the prolongation thereof to the southwesterly line of Higuera St. (50.00 feet wide); thence northwesterly along said southwesterly line to the most easterly corner of Lot 1 of Tract 5269, M.B. 60, P. 24, Records of Los Angeles County; thence southwesterly along the southeasterly boundary line of said Tract to the most northerly corner of Lot 40 of Tract 4419, M. B. 48, P. 1, Records of Los Angeles County; thence southeasterly along the northeasterly line of said Lot to the most easterly corner of said Lot, being a point in the northwesterly line of Krueger St. (50.00 feet wide); thence in a direct line to a point on the southeasterly line of said Street, northeasterly 22.00 feet from the most westerly corner of Lot 47, of said Tract thence southeasterly 22.00 feet at right angles from and parallel with the southwesterly line of said Lot; thence southwesterly along the southeasterly line of Lots 47 through 44, inclusive, to the northeasterly line of Ince Blvd. (50.00 feet wide); thence southeasterly along said line to an angle point in the southwesterly line of Lot 140 of said Tract; thence continuing southeasterly along said southwesterly line and its extension to the intersection with the southeasterly line of Lucerne Ave. as it existed on January 1, 1975; thence southwesterly along the northeasterly extension of the southeasterly line of Lucerne Ave. (50.00 feet wide) and the southeasterly line of Lucerne Ave. to the northeasterly boundary line of Nolan Park Tract, M. B. 32, P. 45, Records of Los Angeles County; thence northwesterly along said boundary line to the most easterly corner of Lot 190 of said Tract; thence southwesterly along the southeasterly line of said Lot and the southeasterly prolongation thereof to the southwesterly line of Van Buren Place (60.00 feet wide); thence northwesterly along said line to the most northerly corner of Lot 146 of said Tract; thence southwesterly along the northwesterly line of said Lot and the extended southwesterly prolongation thereof to the southwesterly line of Irving Place (60.00 feet wide); thence northwesterly along said line to the most easterly corner of Lot 3, Block 21, Tract 1775, M. B. 21, P. 190-191, Records of Los Angeles County; thence southwesterly along the southeasterly line of said Lot to the most southerly corner thereof; thence southeasterly along the northwesterly line of Lot 21 of said Block to the most easterly corner of Lot 21, said Block; thence southwesterly along the southeasterly line of said Lot to the northeasterly line of Lafayette Place (60.00 feet wide); thence southeasterly along said line and its extension to the intersection with the southeasterly line of Braddock Dr. (50.00 feet wide); thence southwesterly along the northeasterly extension of the southeasterly line of Braddock Dr., the southeasterly line of Braddock Dr., and its southwesterly extension to the intersection with the southeasterly extension of the southwesterly line of Duquesne Ave. (60.00 feet wide); thence northwesterly along the southwesterly line of Duquesne Ave. to the most easterly corner of Lot 6, Block 17, of said

Tract; thence southwesterly along the southeasterly line of said Lot to the most southerly corner thereof; thence northwesterly along the southwesterly line of said Lot to the most easterly corner of Lot 18, said Block; thence southwesterly along the southeasterly line of said Lot to the most southerly corner thereof; being also a point in the northeasterly line of Lincoln Ave. (50.00 feet wide); thence in a direct line to the most easterly corner of Lot 6, Block 14, said Tract; thence southwesterly along the southeasterly line of said Lot to the most southerly corner thereof; thence northwesterly along the southwesterly line of said Lot to the most westerly corner thereof, being also a point in the easterly line of Lot 3, said Block; thence southwesterly along the southeasterly line of Lots 3 through 5, inclusive, of said Block, to the northeasterly line of Madison Ave. (80.00 feet wide); thence southeasterly along said line to the intersection of the northeasterly prolongation of the southeasterly line of Lot 7, Block 11, said Tract; thence southwesterly along said prolongation and lot line to the most southerly corner of said Lot 7; thence northwesterly along the southwesterly line of Lots 7 and 6 of said Block to the most westerly corner of Lot 6, said Block, being a point on the southeasterly line of Lot 3, said Block; thence southwesterly along the southeasterly line of Lots 3 through 5, inclusive, of said Block and the southwesterly prolongation thereof to the southwesterly line of La Salle Ave. (60.00 feet wide); thence northwesterly along said southwesterly line to the intersection of said line with the southeasterly line of Jackson Ave. (60.00 feet wide); thence southeasterly along said southeasterly line to the intersection of the northeasterly prolongation of the southeasterly line of Lot 2, Block 4, said Tract 1775; thence southwesterly along said prolongation and lot line to the southwesterly boundary line of said Tract 1775; thence southeasterly along said boundary line to the most northerly corner of Lot 440, Tract 10078, M. B. 141, P. 23-25, Records of Los Angeles County; thence southwesterly along the northwesterly line of said Lot and the extended southwesterly prolongation thereof to the northwesterly corner of Lot 138, said Tract; thence southwesterly 16.11 feet to the most westerly corner of said Lot; thence southeasterly along the southwesterly line of Lots 138 through 122, inclusive, of said Tract 10078 to the northwesterly line of Braddock Dr. (60.00 feet wide); thence southwesterly along said line to the southeasterly corner of Lot 119, Tract 9931, M. B. 138, P. 99-100, Records of Los Angeles County; thence northwesterly along the southeasterly line of Lots 119 and 110 of said Tract to the southeasterly line of Barman Ave. (60.00 feet wide); thence southwesterly along said line and its southwesterly extension to the intersection with the southeasterly extension of the southwesterly line of Coombs Ave. (60.00 feet wide); thence northwesterly along said southeasterly extension, and the southwesterly line of Coombs Ave. to the most northerly corner of Lot 31, Tract 9974, M. B. 139, P. 1-2, Records of Los Angeles County, said corner being also a point in the southeasterly line of a 20.00 -foot-wide alley; thence southwesterly along said southeasterly line and its southwesterly extension to the intersection with the extended southeasterly prolongation of the southwesterly line of Elenda Street (50.00 feet wide) as shown on map of Elenda Young Tract, M. B. 54, P. 43, Records of Los Angeles County; thence northwesterly along said prolongation and the southwesterly and northwesterly lines of Elenda Street to a point 52.00 feet southeasterly from the most northerly corner of Lot 21, Lelong Tract, as adjudicated in Case 69673, Superior Court of Los Angeles County; thence southwesterly along a line parallel to the northwesterly line of said Lot to the southwesterly line of said Lot; thence southeasterly to the most northerly corner of Lot 81, Tract 7432, M. B. 83, P. 67, Records of Los Angeles County; thence southwesterly along the northerly line of said Tract to the westerly corner of Lot 80, said Tract, being also a point on the northeasterly line of Lot 19, Block B, of Tract 5747, M. B. 67, P. 53, Records of Los Angeles County; thence southeasterly and southwesterly along the northeasterly and southeasterly line of said Lot to its most southerly corner; thence northwesterly along the southwesterly line of said Lot 19 and its northwesterly extension to the northwesterly line of Washington Boulevard (100.00 feet wide);

thence along the northeasterly extension of said northwesterly line to the Point of Beginning.

Prepared by Culver City Planning and Engineering Divisions
Checked by Culver City Engineering Division

III. (§300) REDEVELOPMENT ACTIONS

A. (§301) General

The Agency proposes to eliminate and prevent the spread of blight in the Project area by:

(1) Acquisition of certain real property;

(2) Demolition or removal of certain buildings and improvements;

(3) Relocation assistance to displaced residential and nonresidential occupants;

(4) Installation, construction or reconstruction of streets, utilities and other public improvements;

(5) Disposition of property acquired for uses in accordance with this Plan;

(6) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan.

(7) Rehabilitation of certain suitably located but structurally substandard buildings;

(8) Acquisition of land and development of a public park.

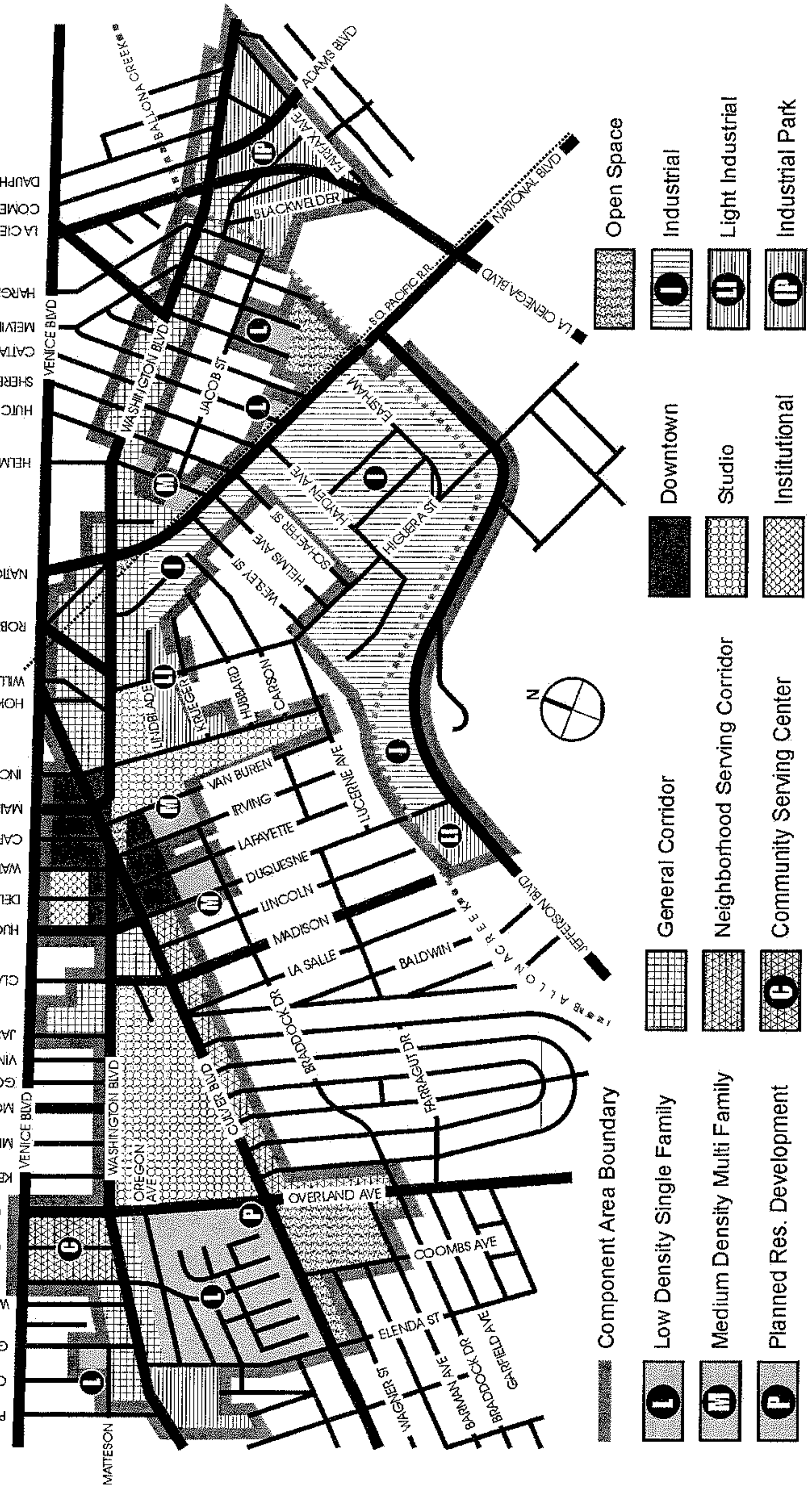
(9) Owner and tenant participation by owners and tenants remaining in or re-entering the project area and sub-areas.

B. (§302) Property Acquisition

1. (§303) Acquisition of Real Property

It is contemplated that the Agency will not be purchasing most of the property in the Project area, but will be assisting and encouraging public and private entities to eliminate blight and develop property in the Project area consistent with the Redevelopment Plan.

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, all real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency shall not have authority to acquire, by eminent domain, property on which any persons lawfully reside.




# COMPONENT AREA NO. 3 - WASHINGTON/CULVER

**FIGURE 4 - The Culver City Redevelopment Project**

Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of City Ordinance No. 98-014. Such time limit only may be extended by further amendments to this Plan.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not acquire interests in oil, gas or other mineral substances more than 500 feet from the surface nor the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (§304) Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C. (§305) Participation By Owners and Tenants

1. (§306) Opportunities for Owner and Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other owners and tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit business, residential, institutional and semi-public owners and tenants, if they so desire, to purchase and develop or develop real property in the Project area.

The Agency is also authorized to permit persons who are owners of residential, business and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties in the Project area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factors as length of time in the area; accommodation of as many participants as possible; ability to perform; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project area by as many business and residential owners and tenants as possible. Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2. (§307) Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

3. (§308) Participation Agreements

Subject to the provisions of Section 309 below, each person desiring to become a participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements., participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project area.

4. (§309) Determination of Conformance

The Project area is large and contains many parcels of real property. As a result there is a need to simplify the availability of participation opportunities. Therefore, as an alternative to requiring a participation agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency is authorized to make determinations of those properties which conform to the Redevelopment Plan. If such a determination is made by the Agency then the property will not be subject to eminent domain by the Agency so long as the property continues to conform to this Redevelopment Plan. The

Agency shall in good faith review the property contained in the Project area and issue Certificates of Conformance to qualifying properties as soon as possible consistent with the redevelopment permitted by this Redevelopment Plan and specific designs for development adopted by the Agency pursuant to this Plan.

The Agency is authorized to enter into participation agreements regarding properties not purchased or not to be purchased by eminent domain by the Agency and not included in an Agency Determination of Conformance.

D. (§310) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. The Agency shall impose on all public bodies planning and design controls to insure that present uses and any future development by public bodies will conform to the requirements and objectives of this Plan. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

E. (§311) Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned Real Property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

In accordance with Health and Safety Code Section 33401, the Agency may, in any year during which it owns real property in the Project area pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the real property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the city, county, city and county, district, including, but not limited to, a school district, or other public corporation would have received if the real property had not been tax exempt.

F. (§312) Relocation of Persons Displaced by the Project

1. (§313) Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by Agency acquisition of property in the Project area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing inside or outside the Project area for displaced persons.

Any displaced residential owner or tenant shall be given first priority and encouraged to acquire residential property newly constructed or rehabilitated within the Project area should they so desire.

2. (§314) Relocation Payments

The Agency shall pay all relocation payments required by law. In addition the Agency may make additional relocation payments where it is shown that such payment is necessary to enable an occupant to occupy standard facilities comparable in quality, location and size to that from which he was displaced.

G. (§315) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (§316) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. (§317) Public Improvements, Public Facilities, and Public Utilities

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) as appropriate or necessary to carry out the Plan or of benefit to the Project. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, landscaped areas and civic buildings.

3. (§318) Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H. (§319) Rehabilitation and Moving of Structures by the Agency

1. (§320) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project area.

2. (§321) Moving of Structures

As necessary or appropriate in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building to a location within or outside the Project area.

I. (§322) Property Disposition and Development

1. (§323) Real Property Disposition and Development

a. (§324) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased for development at prices which shall not be less than fair value for the highest and best uses permitted under this Plan, except when a lesser consideration is necessary to effectuate the purposes of this Plan. If a lesser consideration is required, it shall be no smaller than the estimated value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Real property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such real property shall be published by the Agency as required by law.

The Agency shall lease or sell all real property acquired by it in the Project area, except that the Agency may donate real property to the City. The Agency may sell, lease, grant, or donate real property owned or acquired by the Agency in the survey area for the Project area to a housing authority or to any public agency for public housing projects.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and then insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (§325) Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition and development by owner and tenant participants on a preference basis over other persons.

c. (§325) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses prescribed in Section 33436 of the Health and Safety Code of the State of California.

d. (§327) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

2. (§328) Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

J. (§329) Provision for Low- and Moderate-Income Housing

Low- or Moderate-Income Households means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).

1. (§330) 20% Tax Increment Funds Requirement

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

2. (§331) Replacement Housing

The Agency shall provide for replacement affordable housing in compliance with all applicable provisions of the Health and Safety Code.

3. (§332) Provision of Low- And Moderate-Income Housing

The Agency may, to the extent permitted by law and land use designations, inside or outside the Project area, acquire land, sell or lease land, donate land, improve sites, price restrict units, construct or rehabilitate structures, or use any other method authorized by the CRL in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

IV. (§400) USES PERMITTED IN THE PROJECT AREA

A. (§401) Map and Uses Generally

In addition to illustrating the location of the Project area boundary, the Map also illustrates the proposed public rights-of-way and the proposed land uses to be permitted in the Project area. The Map indicates alternate land uses for certain sub-areas within the Project area. In each case, the primary use shown on the Map is in conformity with the General Plan of the City and any alternate use shown shall be allowed to the extent that it is in conformity with the General Plan as it reads now or as it may from time to time be amended.

The map of the redevelopment area is hereby replaced with the amended map attached hereto (Figure 4).

B. (§402) Residential Uses

The areas shown on the Map as Low Density Single Family, Medium Density Multiple Family, and Planned Residential Development are to be developed for residential and related uses. New developments in these areas shall be in accordance with the General Plan and all other City Standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in these residential areas shall not exceed City requirements.

C. (§403) Commercial Uses

The areas shown on the Map as General Corridor, Neighborhood Serving Corridor, Community Serving Center, Downtown, and Studio are to be developed for commercial and related uses. New developments in these areas shall be in accordance with the General Plan and all other City Standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in these residential areas shall not exceed City requirements.

D. (§404) Industrial Uses

The areas shown on the Map as Industrial, Light Industrial, and Industrial Park are to be developed for industrial and related uses. New developments in these areas shall be in accordance with the General Plan and all other City Standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in these residential areas shall not exceed City requirements.

E. (§405) Open Space and Institutional Uses

The areas shown on the Map as Open Space and Institutional are to be developed for open space and institutional purposes. New developments in these areas shall be in accordance with the General Plan and all other City Standards. Except as inconsistent with this Plan, all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in these residential areas shall not exceed City requirements

F. 1. (§406) Rights-of-Way

The principal streets and highways in the Project are shown on the Map and are as follows: Washington Boulevard, Culver Boulevard, Jefferson Boulevard, Elenda Street, Overland Avenue, Duquesne Avenue, Hughes Avenue, Main Street, Ince Boulevard, Higuera Street, National Boulevard, La Cienega Boulevard, and Fairfax Avenue.

Any streets and alleys in the Project area may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project area as needed for proper development.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

La Ballona Creek Flood Control Channel and the Jefferson Storm Drain Channel exist within the Project area as public rights-of-way under the operation and control of the U.S. Army Corps. of Engineers and the Los Angeles County Flood Control District jointly. The channels provide means by which storm water is conveyed from inland areas within and without the Project and the City to the Pacific Ocean. Modifications to and use of the channels may be made within the Project area consistent with the regulations applicable to the channels.

2. (§407) Public, Semi-Public, Institutional, and Nonprofit Uses

In any area the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, and charitable institutions, and facilities or other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions as are necessary to protect the development and use in the Project area.

G. (§408) General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. (§409) Construction

All construction shall comply with all applicable State and local laws in effect from time to time, including without limitations the City Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes, and the City Zoning and Subdivision Sections of the Municipal Code.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial or industrial uses. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping, or other enclosure to the extent and in the manner required by the Agency.

2. (§410) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development.

3. (§411) Rehabilitation

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding areas.

4. (§412) Limitation on the Number of Buildings

Except as may be set forth in other Sections of this Plan, the number of buildings shall be limited by applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

5. (§413) Approximate Number of Dwelling Units

In accordance with the City's General Plan, approximately 600 dwelling units will be permitted in the Component Area upon Project completion.

6. (§414) Limitation on Type, Size, and Height of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, height, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan.

7. (§ 415) Open spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency and/or the City for review and approval pursuant to the procedures of this Plan to ensure optimum use of living plant material.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

8. (§416) Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures of this Plan.

9. (§ 417) Utilities

All new utility lines in the redevelopment area, whether they be distribution or transmission lines, are to be installed underground. Existing overhead lines are to be replaced with underground facilities. The appearance of visible facilities shall be enhanced by architectural and horticultural treatment.

10. (§418) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area. Within the Project area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

11. (§419) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon sex, race, color, creed, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

12. (§420) Re-subdivision of Parcels

After rehabilitation and development pursuant to the Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be re-subdivided without the approval of the Agency.

13. (§421) Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls and established by the Plan. In order to permit such variation, the Agency must determine that:

(1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

(2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

(3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

(4) Permitting a variation will not be contrary to the objectives of the Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. (§422) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls, and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency, in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this Plan.

I. (§423) Building Permits

No permit shall be issued for the construction of any new building or for construction on an existing building in the Project area from the date of adoption of this Plan unless such construction is in conformance with the provisions of this Plan and any development and design controls established by the Agency, and in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency, unless and until the application for such permit has been approved by the Agency.

V. (§500) (Omitted)

VI. (§600) METHODS FOR FINANCING THE PROJECT

A. (§601) General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds or any other available sources.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project. Except to the extent permitted by applicable law, no loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in Health and Safety Code Section 33670 shall be established or incurred by the Agency after January 1, 2014. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's obligations pursuant to Health and Safety Code Section 33413.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. (§602) <u>Tax Increments</u>

All taxes levied upon taxable property within the Project area each year by or for the benefit of the State of California, County of Los Angeles, City of Culver City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon

the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph (2) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Redevelopment Project.

To the extent required by Health and Safety Code Section 33333.6, taxes, as defined in Health and Safety Code Section 33670, shall not be divided and shall not be allocated to the Agency in excess of an amount equal to $3,080,000,000 in Fiscal Year 1986/87 and following.

Except to the extent permitted by applicable law, no taxes shall be divided and allocated to the Agency following ten years after the effectiveness of this redevelopment plan pursuant to Section 900.

The Agency shall pay to each affected taxing entity portions of tax increment to the extent required by applicable law.

C. (§603) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VII. (§700) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

## VIII. (§800) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

### A. (§801) Administration and Enforcement

The administration and enforcement of this Plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

### B. (§802) Annual Independent Audit

The Agency shall cause to be performed an annual independent audit covering the operations of the Agency in carrying out this Plan.

The first such audit shall be completed within ninety (90) days of the close of the first fiscal year following the adoption of this Plan by the City Council.

All such annual independent audits shall be public records of the Agency.

## IX. (§900) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 43 years from the date of adoption of this Plan by the City Council.

X. (§1000) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.

XI. (§1100) PLAN MERGER

The Slauson-Sepulveda Redevelopment Project No. 1, the Overland-Jefferson Redevelopment Project No. 2 and the Washington-Culver Redevelopment Project No. 3 are hereby merged.

# REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT COMPONENT AREA NO. 4

## I. INTRODUCTION

### A. (§100) Purpose and Authority

This Redevelopment Plan for Component Four of the Culver City Merged Redevelopment Project (the "Component Area") was adopted on November 23, 1998 by Ordinance No. 98-015 of the Culver City City Council. As such, this redevelopment plan is an amendment to the merged Culver City Redevelopment Project.

This Redevelopment Plan is proposed by the Agency for the purposes of eliminating blighting influences within the identified Component Area, and to provide the same redevelopment benefits now available in the three other Component Areas of the Culver City Merged Redevelopment Project. It is the Agency's intent to enlist the aid of property owners, tenants and other interested parties to provide insight and direction in the formulation of future redevelopment programs and activities that are to be implemented within the Component Area.

### B. (§110) Definitions

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1) (§110.1) **Agency** means the Culver City Redevelopment Agency.

2) (§110.2) **Area Median Income** means the median household income of a geographic area of the state as adjusted for family size as annually estimated by the United States Department of Housing and Urban Development or, in the event such determinations are discontinued, income limits published by the State Department of Housing and Community Development (Health and Safety Code Section 50093).

3) (§110.3) **City** means the City of Culver City, California.

4) (§110.4) **City Council** means the City Council of the City of Culver City, California.

5) (§110.5) **Component Area** means the land shown in the Redevelopment Plan Map for Component Area Four of the Culver City Merged Redevelopment Project (Appendix A), and the corresponding Legal Description (Appendix B).

6) (§110.6) **County** means the County of Los Angeles, California.

7) (§110.7) **Legal Description** means a description of the land within the Component Area in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendix B.

8) (§110.8) **Low- or Moderate-Income Households** means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).

9) (§110.9) **Occupant** means the persons, families, or businesses holding lawful possession of a building or part of a building.

10) (§110.10) **Person** means any individual or any public or private entity.

11) (§110.11) **Plan** or **Project** means this document, the Redevelopment Plan for Component Four of the Culver City Merged Redevelopment Project, in the City of Culver City, California, a "redevelopment plan" under California Community Redevelopment Law, as adopted on November 23, 1998 by City Ordinance 98-015.

12) (§110.12) **Planning Commission** means the Planning Commission of the City of Culver City, California.

13) (§110.13) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.

14) (§110.14) **Redevelopment Law** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.), as amended to date.

15) (§110.15) **Redevelopment Plan Map** means the Redevelopment Plan Maps, attached hereto in Appendices A and B.

16) (§110.16) **State** means any state agency or instrumentality of the State of California.

17) (§110.17) **Tenant** means a person or group of persons who rent or otherwise are in lawful possession of a dwelling or business, including a sleeping room which is owned by another.

18) (§110.18) **Very Low-Income Household** means persons and families whose incomes do not exceed the qualifying limits for very low income families established pursuant to Section 8 of the United States Housing Act of 1937 or, in the event such federal standards become obsolete, persons and families whose incomes do not exceed fifty percent (50%) of the median income, as estimated by the State Department of Housing and Community Development from time to time, for the area in which the housing units in question are located (Health and Safety Code Section 50105).

C. (§120) Component Area Boundaries

The boundaries of the Component Area are shown in Appendix A and described in Appendix B.

II. DEVELOPMENT IN THE COMPONENT AREA

A. (§200) Project Objectives

The Component Area includes a number of conditions that are specified in the California Health and Safety Code as characteristic of blight. The overriding objective of this Plan is to provide for the elimination or alleviation of blighting conditions by providing needed public improvements, and mitigating the effects of inadequate or obsolete design, irregularly shaped and inadequately sized lots, stagnant property values, and economic maladjustment in the Component Area. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the General Plan of the City of Culver City.

In implementing this objective, the Agency expects to:

1) Implement the goals, policies, and strategies identified in this Redevelopment Plan and the General Plan.

2) Provide the various public improvements identified in this Redevelopment Plan and the General Plan.

3) Develop housing programs to meet the needs of residents in the entire City, particularly those with very low, low and moderate incomes, while maximizing the opportunity for individual choice.

4) Provide for a general program of redevelopment assistance that will serve to strengthen the residential, commercial, and industrial base in the Component Area, and thereby creating lasting improvements to the community's tax and employment bases, and bringing stability and growth that has not occurred in recent years.

5) Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions and the redevelopment of the Component Area.

6) Encourage investment in the Component Area by the private sector.

7) Remove economic impediments to land assembly and in-fill development.

8) Protect the health and general welfare of Component Area residents by rehabilitating and otherwise improving the supply of housing in the City.

9) Provide a mechanism for ensuring the long term viability of commercial portions of the Component Area by encouraging commercial rehabilitation and new planned commercial developments.

10) Provide for the reconstruction, replacement and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in the Component Area.

The overall development objective is to encourage continued building in accordance with the General Plan, and to provide assistance in the following manner:

1) The construction of needed public improvements and facilities including, but not limited to those described in Section 344.

2) Various forms of Agency financial assistance, including but not limited to, land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation.

3) Entering into participation agreements with qualified owners and tenants.

4) Entering into disposition and development agreements with qualified developers.

5) The completion of various planning studies as required to facilitate and coordinate the redevelopment process.

6) In the event relocation resources are needed, to plan for, locate and/or provide such relocation resources as are needed to facilitate implementation of the Project.

B. (§210) <u>Consistency with City's General Plan</u>

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be consistent with the City's General Plan as it now exists or may be hereafter amended.

C. (§220) <u>Specific Development Objectives</u>

Development in the Component Area will be in conformance with this Plan, the City's General Plan, various specific plans and other similar documents that may from time to time be adopted by the City or the Agency.

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan identified above. In doing so it is the Agency's intent to provide assistance in the following manner:

1) The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.

2) Various forms of Agency financial assistance including but not limited to land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation.

3) The completion of various planning studies as required to facilitate and coordinate the redevelopment process.

D. (§230) Land Uses for the Component Area

In addition to illustrating the location of the Component Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Component Area.

E. (§240) Public Uses for the Component Area

1. (§241) Public Street Layout, Rights-of-Way and Easements

The public rights-of-way, easements, and principal streets proposed or existing in the Component Area are shown in Appendix A.

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of this Project. Additional public streets, alleys, and easements may be created by the Agency and the City in the Component Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§242) Open Space, Public and Quasi-Public Uses, and Facilities

In any portion of the Component Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved.

3. (§243) Interim Uses

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Component Area for interim uses not in conformity with the uses permitted in this Plan. However, approval of any such interim uses shall be subject to compliance with provisions of the City Municipal Code.

F. (§250) General Development Requirements

1. (§251) The Approximate Amount of Open Space to be Provided and Street Layout

Open space and street layout is shown in the Redevelopment Plan Maps included herewith in Appendix A and described in Section 210 of this Plan. Additional open space will be provided through application of City standards for building setbacks. In the Component Area, an estimated 75 acres will be devoted to open space, landscaping, building setbacks, yards, and rights-of-way at Project completion.

2. (§252) Limitations on Type, Size, Height, Number, and Proposed Use of Buildings

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the City General Plan and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

3. (§253) The Approximate Number of Dwelling Units

In accordance with the City's General Plan, approximately 600 dwelling units will be permitted in the Component Area upon Project completion. These uses are limited as indicated on the Redevelopment Plan Map in Appendix A.

4. (§254) The Property to be Devoted to Public Purposes and the Nature of Such Purposes

The locations of public uses are shown in the Redevelopment Plan Map in Appendix A. Also public uses are described in Section 240 of this Plan and some specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City or Agency for such purposes.

5. (§255) Conformance With this Plan

All Real Property in the Component Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except with the approval of the Agency and in conformance with the provisions of the City of Culver City General Plan, of the Culver City Municipal Code, and of this Plan and all applicable provisions of state law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

6. (§256) New Construction

All construction in the Component Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and the Planning and Zoning Ordinance of the City.

7. (§257) Rehabilitation and Retention of Properties

Any existing structure within the Component Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established from time to time by the Agency.

8. (§258) Subdivision or Consolidation of Parcels

No parcels in the Component Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

G. (§260) Development Procedures

1. (§261) Review of Applications for Building Permits

Applications for building permits and the review thereof shall follow City procedures. The Agency may enact separate procedures for the review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan.

2. (§262) Minor Variations

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

a) There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;

b) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and,

c) Permitting a minor variation will not be contrary to the objectives of this Plan or of the City's General Plan.

No variation shall be granted that changes a basic land use or that permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

III. REDEVELOPMENT IMPLEMENTATION

A. (§300) General

To obtain the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1) (§301) Providing for participation by owners and tenants of properties located in the Component Area by extending preferences to remain or relocate within the Component Area;

2) (§302) Acquisition of Real Property and management of Real Property under the ownership and control of the Agency, including assembling adequate sites for the development and construction of industrial and commercial uses;

3) (§303) Relocation assistance to displaced Component Area occupants;

4) (§304) Demolition or removal of buildings and improvements;

5) (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;

6) (§306) Rehabilitation, development, or construction of low- and moderate-income housing;

7) (§307) Disposition of Real Property for uses in accordance with this Plan;

8) (§308) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and

9) (§309) Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

B. (§310) <u>Participants By Owners and Tenants</u>

1. (§311) <u>Participation Opportunities for Owners</u>

Persons who are owners or tenants of Real Property in the Component Area shall be given an opportunity to participate in redevelopment. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Component Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Component Area or in such other manner as the Agency shall deem to be appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Component Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Plan and/or a participation agreement with the Agency, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Component Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Component Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Component Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency has established reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences included present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community. Such matters are more fully discussed in the rules for owner participation as adopted prior to the approval of this Plan.

Owner/participant priorities shall take effect at the time that this Plan is adopted by the City Council.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

2. (§312) Re-Entry Preferences for Tenants

The Agency shall extend reasonable preferences to persons who are engaged in business in the Component Area to re-enter in business within the Component Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop Real Property in the Component Area if they otherwise meet the requirements prescribed in this Plan.

3. (§313) Participation Agreements

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the Real Property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private Real Property in the Component Area.

C. (§320) Real Property Acquisition and Management

1. (§321) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any Real Property located in the Component area by gift, devise, exchange, purchase, or any other lawful method, including eminent domain. The Agency shall not have authority to acquire, by eminent domain, Real Property on which any persons lawfully reside.

For the entire Component Area, eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit only may be extended by further amendments to this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

a) The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to optimal land development;

b) The buildings and/or structures are substandard as demonstrated by an inspection of the Real Property by the Building Division of the City;

c) The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;

d) The buildings and/or structures must be removed to provide land for needed housing and/or public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.

e) The acquisition of the Real Property is allowed by the CRL and will promote the implementation of the Plan.

Properties that may not be acquired by eminent domain include the following:

a) Real Property on which any persons lawfully reside may not be acquired through eminent domain.

b) Real Property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire Real Property devoted to public use; or,

c) Real Property on which an existing building is to be continued on its present site and in its present form and use may not be acquired by eminent domain without the consent of the owner unless: (i) the building requires structural alterations, improvements, modernization or rehabilitation; (ii) the site or lot on which the building is situated requires modification in size, shape or use; or (iii) it is necessary to impose upon such Real Property any of the standards, restrictions and controls of this Plan, and the owner fails or refuses to participate in this Project by executing an owner participation agreement.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any Real Property or interest in Real Property except through eminent domain proceedings.

2. (§322) Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Component Area by any lawful means.

3. (§323) Real Property Management

During such time as Real Property, if any, in the Component Area is owned by the Agency, such Real Property shall be under the management and control of the Agency. Such Real Property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned Real Property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards to any of the real or personal property which it owns.

The Agency is not authorized to own and operate rental Real Property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns Real Property in the Component Area pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Real Property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the city, county, city and county, district, including, but not limited to, a school district, or other public corporation would have received if the Real Property had not been tax exempt.

D. (§330) Relocation of Persons, Families and Businesses

1. (§331) Relocation Assistance

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern whose Real Property is acquired by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required to move from his or her dwelling unit because of the activities of the Agency in implementing the Plan unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) Relocation Method

The Agency has prepared a feasible method for relocation of all of the following:

Families and persons to be temporarily or permanently displaced from housing facilities in the Component Area.
Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Component Area.

The City Council shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low-and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) Relocation Payments

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development, and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) Temporary Relocation Housing

The Agency is authorized to provide temporary relocation housing on cleared sites within the Component Area, subject to approval by the City. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Component Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Component Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (§340) Demolition, Clearance, Site Preparation, Project Improvements and Public Improvements

1. (§341) Demolition and Clearance

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any Real Property in the Component Area as necessary to carry out the purposes of this Plan.

2. (§342) Building Site Preparation

The Agency is authorized (to the extent and in the manner permitted by law) to prepare, or cause to be prepared, as building sites any Real Property in the Component area owned by the Agency. The Agency is also authorized (to the extent and in the manner permitted by law) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public, and other uses provided in this Plan.

3. (§343) Project Improvements

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

4. (§344) Public Improvements

The Agency may, with the consent and cooperation of the City Council, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements that are publicly owned, either outside or inside the Component Area, if both the City Council and the Agency determines that:

a) Such buildings, facilities, structures or other improvements are of benefit to the Component Area or to the immediate neighborhood in which the Project is located.

b) No other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

c) The payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Component Area or provide housing for low- or moderate-income persons, and it is consistent with the implementation plan adopted pursuant to CRL Section 33490.

Specific Public Improvement Projects

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, as well as, the public improvements or facilities listed below.

Sewerage Improvements

- City-wide sewer line replacement
- City-wide sewer lift stations
- City-wide force main improvements
- Wastewater flow monitoring system upgrades
- Wastewater system inventory
- Alley sewer replacement east of Sepulveda from Braddock Drive to Culver Blvd.

- Alley sewer replacement east of Sepulveda from and south of Washington Place
- Alley sewer replacement north of Washington Place from Albright Avenue to Grove Avenue
- Alley sewer replacement in Grandview alley between Washington Place and Washington Boulevard
- Alley sewer replacement between Washington Boulevard and Sepulveda Boulevard

Streets, Alleys and Pedestrian Circulation

- Street light upgrade throughout the Amendment Area
- Alley reconstruction throughout the Amendment Area
- Parking meter upgrades throughout the Amendment Area
- Curbs, gutters and sidewalk replacement throughout the Amendment Area
- Traffic signal upgrade City-wide
- Culver Boulevard street improvements
- Bridge rehabilitation City-wide
- Overland Avenue improvements
- Higuera Street bridge rehabilitation
- Slurry seal streets throughout the Amendment Area
- Braddock Drive reconstruction
- Americans with Disabilities Act (ADA) improvements throughout the Amendment Area
- Neighborhood Traffic Management City-wide
- Reconstruct Ballona Creek pedestrian bridge
- Sepulveda Boulevard street improvements
- Median construction and rehabilitation City-wide
- Jefferson Boulevard reconstruction
- West Washington Avenue reconstruction
- Washington Boulevard sidewalk repair
- Install fiber optics network conduit
- Overland Avenue widening and utility undergrounding
- Slauson Avenue reconstruction from Sepulveda to Jefferson
- Helms Avenue improvements
- Fuller Avenue street improvements
- Construct parking facilities throughout the Amendment Area
- Street tree planting throughout the Amendment Area
- City entrance rehabilitation

Parks and Recreation

- Construct park night lighting
- Upgrade park irrigation systems
- Acquire and construct sport facility
- Fox Hills Park slope rehabilitation
- Construct Senior Center project
- Upgrade park buildings and facilities
- Replace playground equipment City-wide
- Improve Telefson Park play area

- Drinking fountain replacements at Blair Hills, Blanco, Culver City, Fox Hills and Telefson Parks
- Install Blair Hills Park BBQ area
- Install Culver West Park windscreens
- Construct El Marino Park handball court
- Construct Telefson Road Park gazebo
- Install Kronenthal Park anti-graffiti mural
- Renovate Existing Senior Center to Teen Center
- Resurface and restripe tennis courts

Cultural Facilities

- Art in Public Places City-wide

Fire and Public Safety Facilities

- Rehabilitate Fire Station No. 3
- Increase fire apparatus bays on Fire Station #2
- Install diesel exhaust system at Fire Stations

Transportation Facilities

- Bus stop improvements City-wide

Additional Facilities or Improvements

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency will be authorized to finance the construction of additional improvements in the Component Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.
The Agency is also authorized to assist in programs to upgrade, rehabilitate, or otherwise protect existing structures from earthquake damage. Such seismic retrofitting programs will be available to commercial, industrial and residential properties.

Further, the Agency is required by State law to set aside 20% of its tax increment revenue for the purposes of providing low- and moderate-income housing. The Agency is authorized to use these funds to increase, improve or preserve the City's supply of low- and moderate-income housing.

Changes in circumstances or designs may alter the location of the facilities described above in this Section 344, or may require other related facilities. Such related facilities shall be deemed authorized by this section.

5. (§345) Temporary Public Improvements

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) Rehabilitation and Conservation of Structures

1. (§351) Rehabilitation of Structures

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Component Area owned by the Agency. The Agency is also authorized to advise, encourage, and financially assist in the rehabilitation and conservation of Real Property in the Component Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of Real Property within the Component Area to upgrade and maintain their Real Property consistent with City codes and standards. The Agency and the City may develop a program for making low interest loans and/or other financial assistance for the rehabilitation of properties in the Component Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§352) Moving of Structures

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any structure or building, which can be rehabilitated, to a location within or outside the Component Area.

G. (§360) Real Property Disposition and Development

1. (§361) General Requirements

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner required and to the extent permitted by law, before any interest in Real Property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing. The Agency shall lease or sell all Real Property acquired by it in the Component Area, except that the Agency may donate Real Property to the City.

All Real Property acquired by the Agency in the Component Area shall be sold or leased for development at prices which shall not be less than fair value for the highest and best uses permitted under this Plan, except when a lesser consideration is necessary to effectuate the purposes of this Plan. If a lesser consideration is required, it shall be no smaller than the estimated value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Real Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such Real Property shall be published by the Agency as required by CRL Section 33443.

Purchasers or lessees of Agency-owned Real Property in the Component Area shall be obligated to use the Real Property for the purposes designated in this Plan, to begin and complete development of the Real Property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of Real Property by leases or sales by negotiation without public bidding. Real Property may be conveyed by the Agency to the City or any other public body without charge.

2. (§362) Disposition and Development Documents

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following provisions and nondiscrimination clauses.

Restricting the rental, sale or lease of Real Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of Real Property acquired in redevelopment projects and owners of Real Property improved as part of a redevelopment project is prohibited. Redevelopment agencies, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with CRL Section 33436, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any Real Property in the Component Area shall include the following provisions:

In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or Component Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Component Area. Such controls may not relax the requirements of the Culver City Planning and Zoning Ordinance, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of Real Property that is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Component Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Component Area. The Agency will not approve any plans that do not comply with this Plan.

4. (§364) Development by Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Component Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Component Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Component Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Component Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Streets
- Site improvements for new development, including foundations and parking structures
- Gutters
- Sidewalks
- Landscaping
- Open Space
- Utilities
- Community facilities (but not including city halls)
- Street lighting
- Storm drains and flood control facilities
- Public buildings (but not including city halls)
- Street furniture
- Parks and playgrounds
- Street right-of-way

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

5. (§365) Industrial and Manufacturing Property

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of Real Property within the Component Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

6. (§366) Personal Property Disposition

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

## IV. LOW- AND MODERATE-INCOME HOUSING

A. (§400) 20% Tax Increment Funds Requirement

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

B. (§ 410) Increased and Improved Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law for the Component Area shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code Section 50052.5, to persons and families of low- or moderate-income, as defined in Health & Safety Code Section 50093, and very low income households, as defined in Health & Safety Code Section 50105. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units, which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates, may be credited and offset against the Agency's obligations under Section 33334.2 of the Redevelopment Law.

C. (§ 420) Replacement Housing

Whenever dwelling units housing persons and families of low- or moderate- income are destroyed or removed from the low. and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs, as defined by Health & Safety code Section 50052.5, within the Project Area and/or the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Redevelopment Law.

D. (§ 430) New or Rehabilitated Dwelling Units Developed Within the Component Area

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to Persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least fifteen percent (15%) of all new and rehabilitated dwelling units developed within the Component Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households, The requirements set forth in this Section shall apply independently of the requirements of Section 420 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 420 and 430 remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 610 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

Notwithstanding the requirements of the preceding two paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

1) The requirements of clauses (1) and (2) of the first paragraph of this Section 430 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.

2) To satisfy the provisions of subdivisions (1) and (2) of the first paragraph of this Section 430, the Agency may utilize the provisions of Sections 33413(b) (2)(A)(ii) through (v), inclusive-, and Sections 33413(b)(2)(B) and (C), as applicable, of the Redevelopment Law.

3) To satisfy the provisions of Sections 420 and 430, the Agency Tax utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.

4) The requirements of subdivision (2) of the first paragraph of this Section 430 shall only apply to dwelling units under the jurisdiction of the Agency.

## V. PROJECT FINANCING

### A. (§500) General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance this Plan with Assistance from the City of Culver City, Los Angeles County, State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Plan. Such assistance shall be on terms established by an agreement between the City and the Agency.

B. (§510) Tax Increments

Pursuant to CRL Section 33670, for a period of 46 years from the date of adoption of the City ordinance approving this Plan (see Section 610) for the Component area, all taxes levied upon taxable property within the Component Area each year by or for the benefit of the State of California, County of Los Angeles, City of Culver City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the Ordinance approving this Redevelopment Plan shall be divided as follows:

1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Component Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Component Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Component Area on said effective date);

2) Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance , in whole or in part, this Component Area. Unless and until the total assessed value of the taxable property in the Component Area exceeds the total assessed value of the taxable property in the Component Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, (as to the Component Area the roll equalized on August 20, 1998) all of the taxes levied and collected upon the taxable property in the Component Area shall be paid to the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Component Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,

3) That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of Real Property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

4) That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in a Component Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Component Area.

C. (§520) Issuance of Bonds and Notes

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

The addition of the Component Area to the Culver City Redevelopment Project shall not impair, and shall not be deemed or construed to impair, any existing and outstanding indebtedness of the Agency and the security related thereto, incurred prior to the effective date of the ordinance approving and adopting this Plan.

D. (§530) Loans and Grants

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

E. (§540) Financing Limitations

Consistent with CRL Sections 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

Taxes from the Component Area received pursuant to CRL Section 33670 shall not count towards any financial limits for any of the other component areas of the Culver City Redevelopment Project.

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments. The total principal of any bonds so issued and repayable from said tax increment shall not exceed One Hundred Million Dollars ($100,000,000) from the Component Area outstanding at any one time, except by further amendment of the Plan. The above stated amounts from the Component Area and other component areas of the Culver City Redevelopment Plan may be combined for the purposes of financing pursuant to this Plan.

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the aforementioned Section 33670 shall be established or incurred by the Agency twenty (20) years from the adoption date of the Ordinance approving this Plan. These time limits shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The time limit to incur debt may be extended by amendment to the Plan for a period not to exceed 10 years more than the time limit to incur debt established above for the Component Area, upon a finding by the Agency that significant blight remains in the Component Area, and that the remaining blight cannot be eliminated without establishment of additional debt.

F. (§550) Low- and Moderate-Income Housing Fund

Not less than twenty percent (20%) of all taxes from the Component Area which are allocated to the Agency pursuant to CRL Section 33670 shall be held in a separate low- and moderate-income housing fund and used by the Agency for the purposes of increasing, preserving and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in Health and Safety Code Section 50093, and very low-income households, as defined in Section 50105.

G. (§560) Distributions to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 560. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low- and Moderate-Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities shall be allocated among such entities in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

1) Commencing with the first fiscal year in which the Agency received tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, including the City if the City elects to receive a payment, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency after the amount required to be deposited in the Low- and Moderate-Income Housing Fund has been deducted.

2) Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under and after deducting the amount allocated to the Low- and Moderate-Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Component Area in the 10th fiscal year in which the Agency receives tax increment.

3) Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low- and Moderate-Income Housing Fund an amount equal to 14 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Component Area in the 30th fiscal year in which the Agency receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency to affected taxing entities during the term of this Plan.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an affected taxing entity by this Section, pursuant to the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, an amount proportional to the amount each affected taxing entity receives pursuant to subdivision (1) of this Section 560.

## VI. ADMINISTRATION

### A. (§600) Administration and Enforcement of the Plan

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of Real Property in the Component Area may be enforced by such owners.

All provisions in Redevelopment Law as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (§610) Duration of this Plan's Development and Land Use Controls

Except for the nondiscrimination and nonsegregation provisions of the Plan, which shall run in perpetuity, the land use and development control provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for 31 years from the date of adoption of this Plan.

C. (§620) Procedure for Amendment

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent administrative interpretation and filling-in of details.

D. (§630) Agency/City Cooperation

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Component Area. Actions by the City may include, but are not necessarily limited to, the following:

1) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Component Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.

2) Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Component Area.

3) Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Component Area to ensure their proper development and use.

4) Provision for administration/enforcement of this Plan by the City after development.

5) Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Component Area to be commenced and carried to completion without unnecessary delays.

6) The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

E. (§640) Cooperation With Other Public Jurisdictions

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire Real Property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies which own or intend to acquire Real Property in the Component Area. Any public body which owns or leases Real Property in the Component Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

ATTACHMENT 3

# CULVER CITY REDEVELOPMENT AGENCY

# CULVER CITY REDEVELOPMENT PROJECT

**AMENDED September 12, 2005**

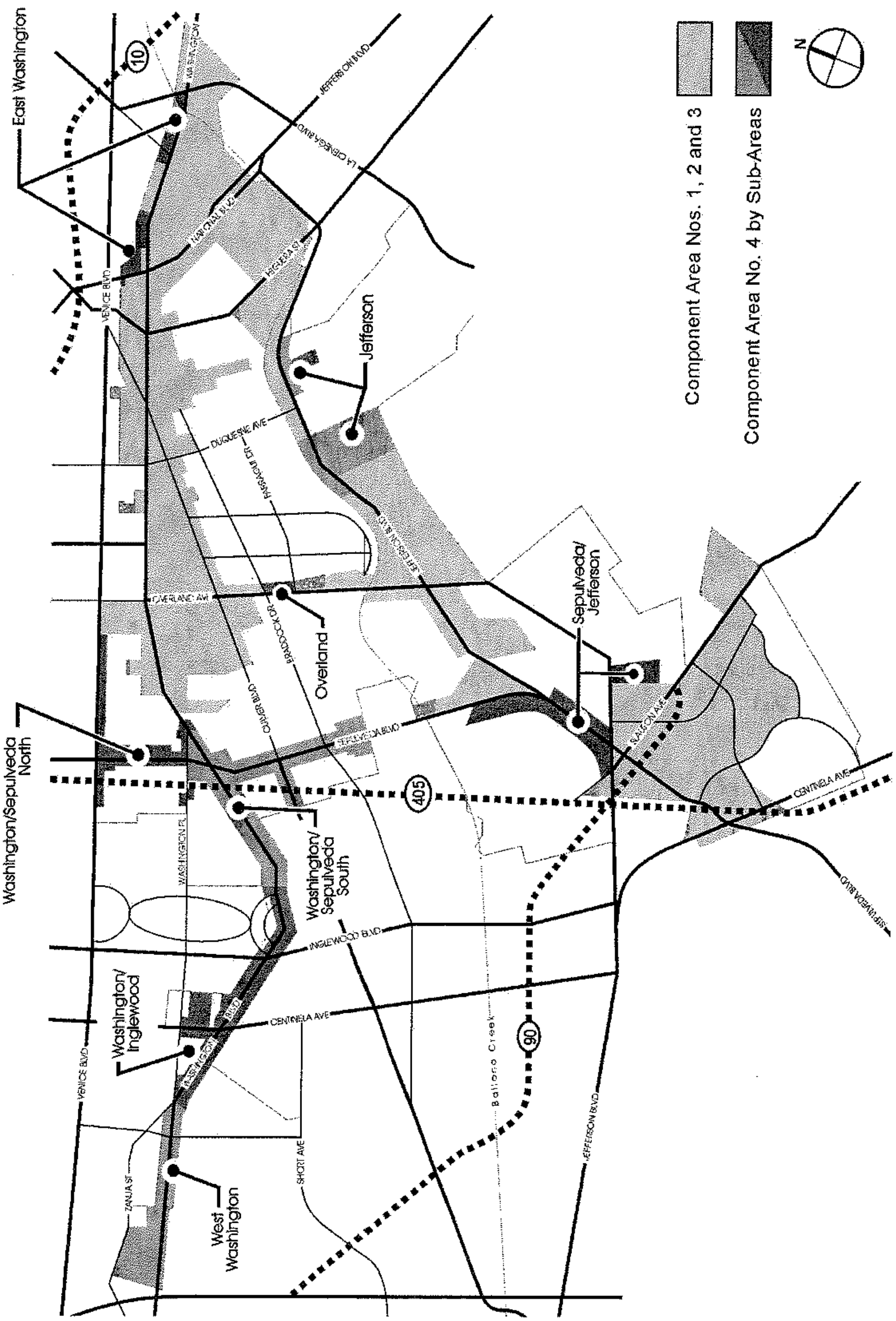
# THE REDEVELOPMENT PLAN FOR THE

# CULVER CITY REDEVELOPMENT PROJECT

# APPENDIX A

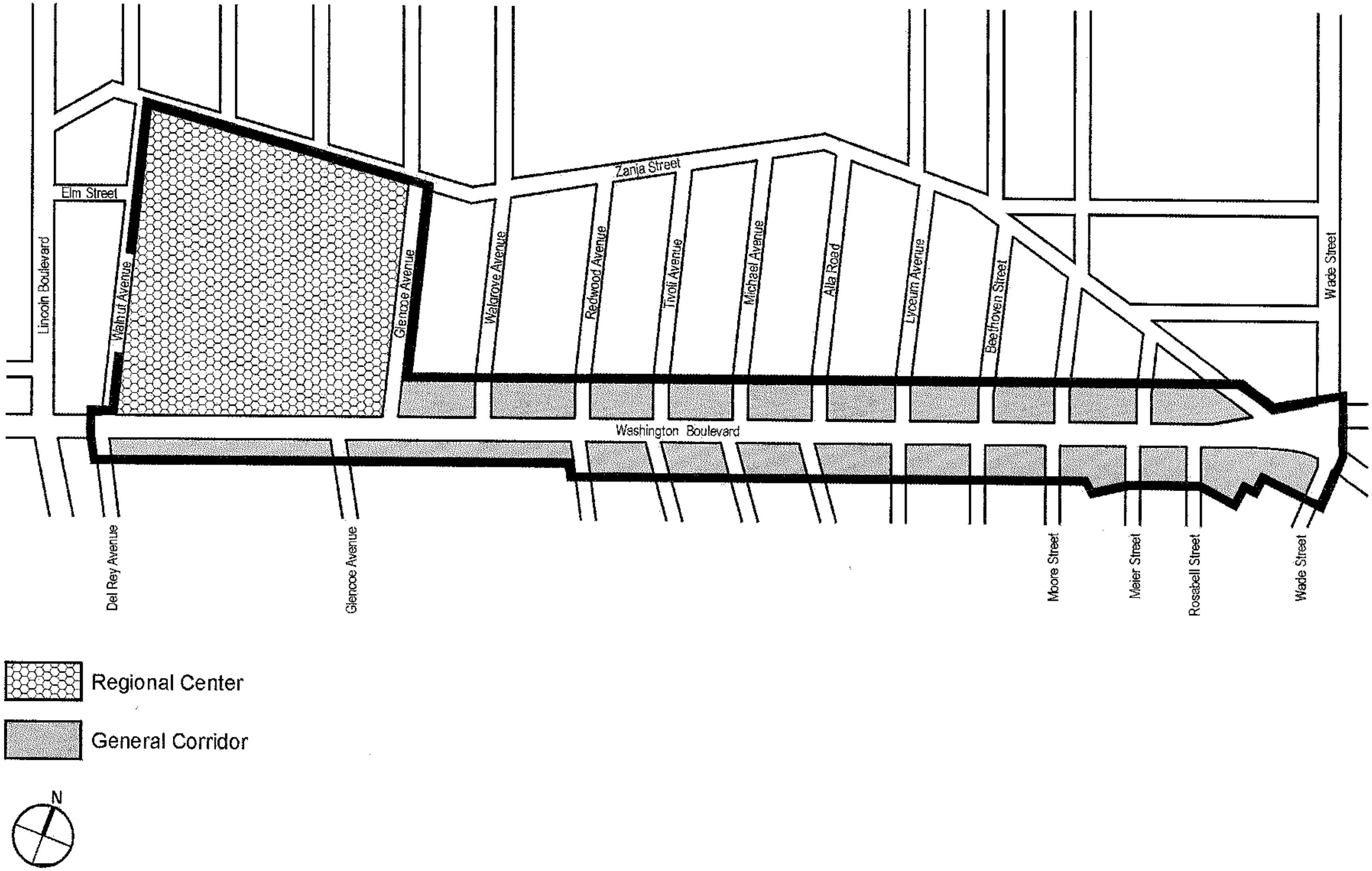
# MAPS
# OF COMPONENT AREA NO. 4

# FIGURES 5 THROUGH 13



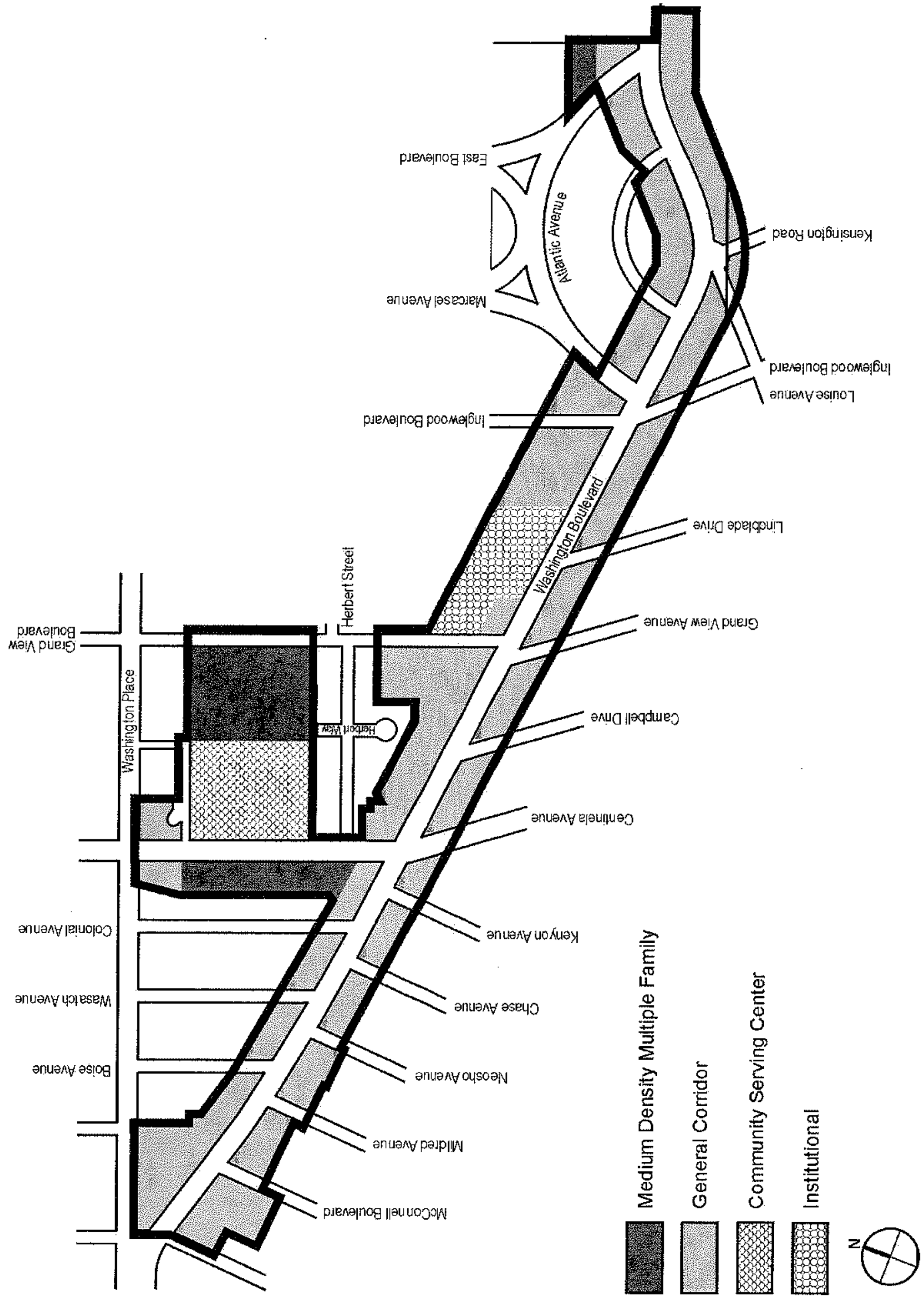

# COMPONENT AREA NO. 4 SUB-AREA INDEX MAP

**FIGURE 5 - The Culver City Redevelopment Project**



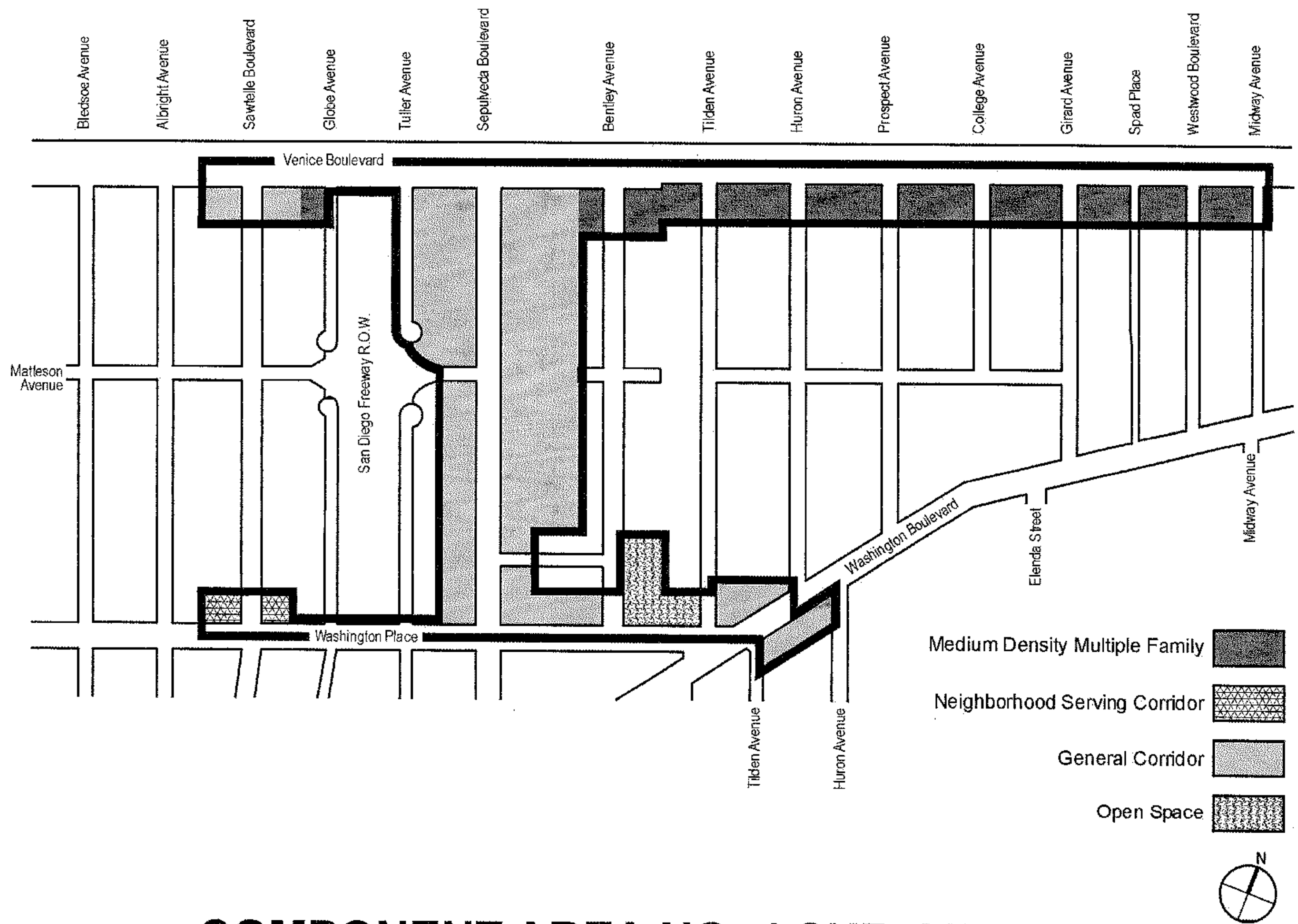

# COMPONENT AREA NO. 4 SUB-AREA A: WEST WASHINGTON

**FIGURE 6 - The Culver City Redevelopment Project**



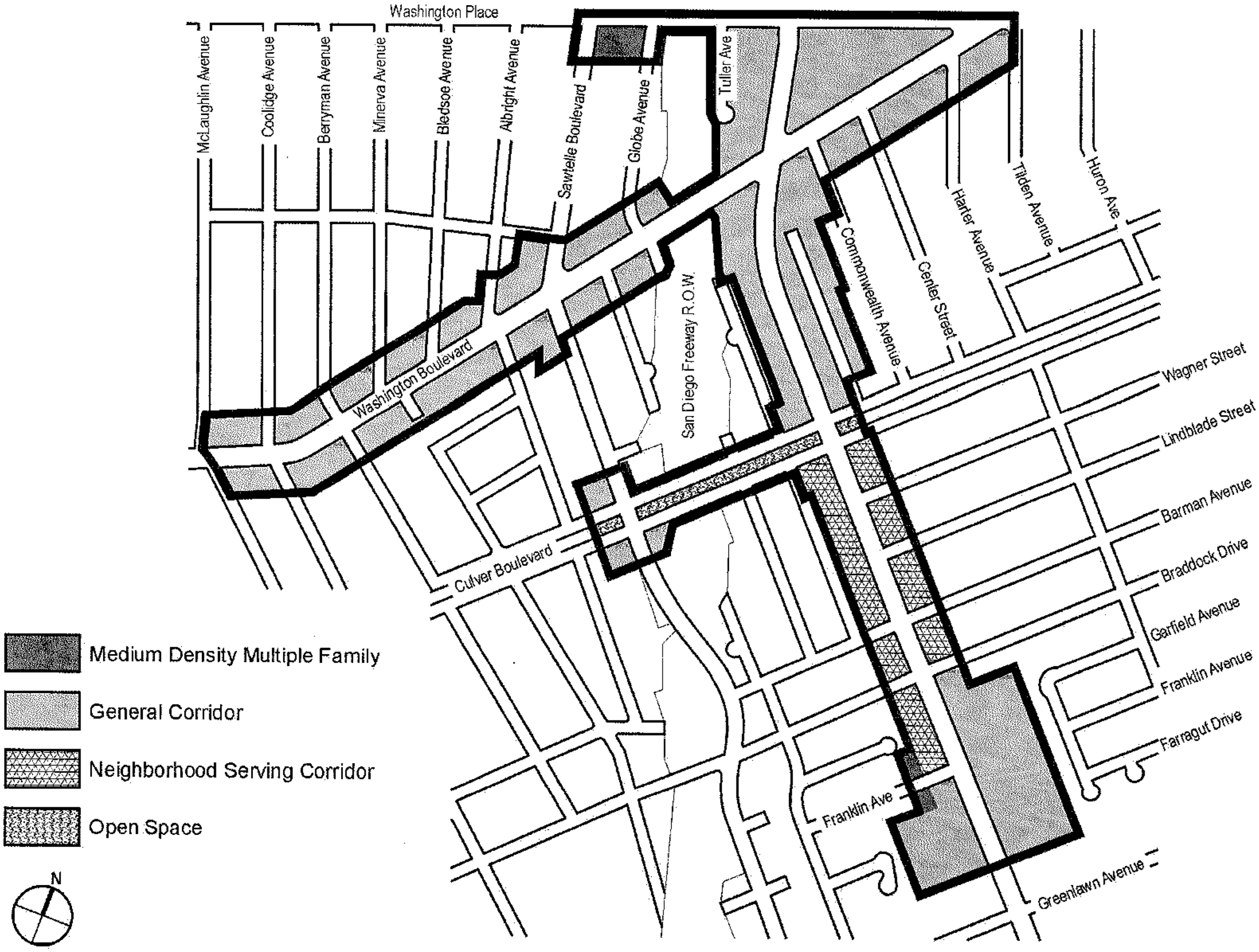

# COMPONENT AREA NO. 4 SUB-AREA B: WASHINGTON INGLEWOOD

FIGURE 7 - The Culver City Redevelopment Project



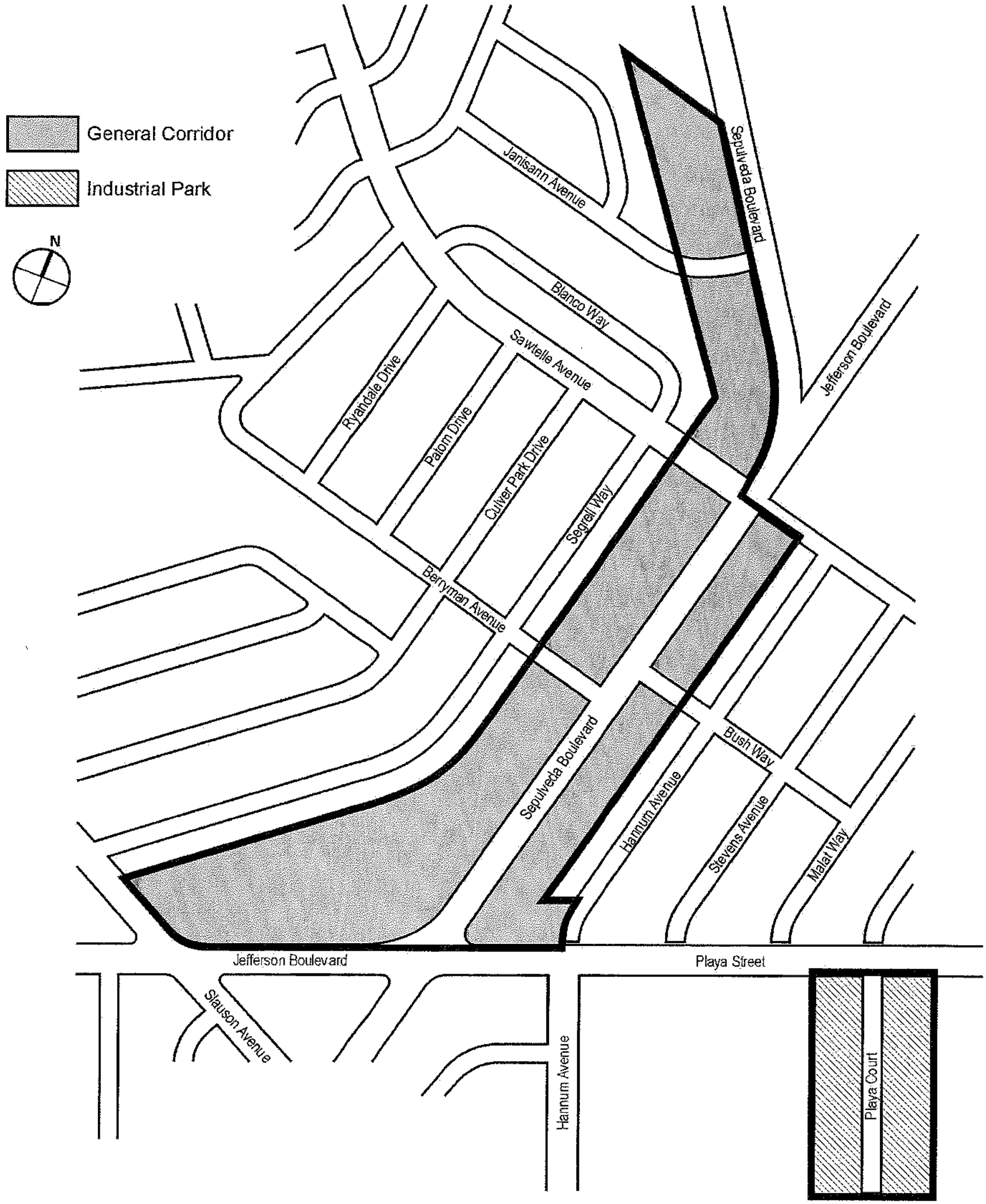

# COMPONENT AREA NO. 4 SUB-AREA C: WASHINGTON/SEPULVEDA NORTH

**FIGURE 8 - The Culver City Redevelopment Project**



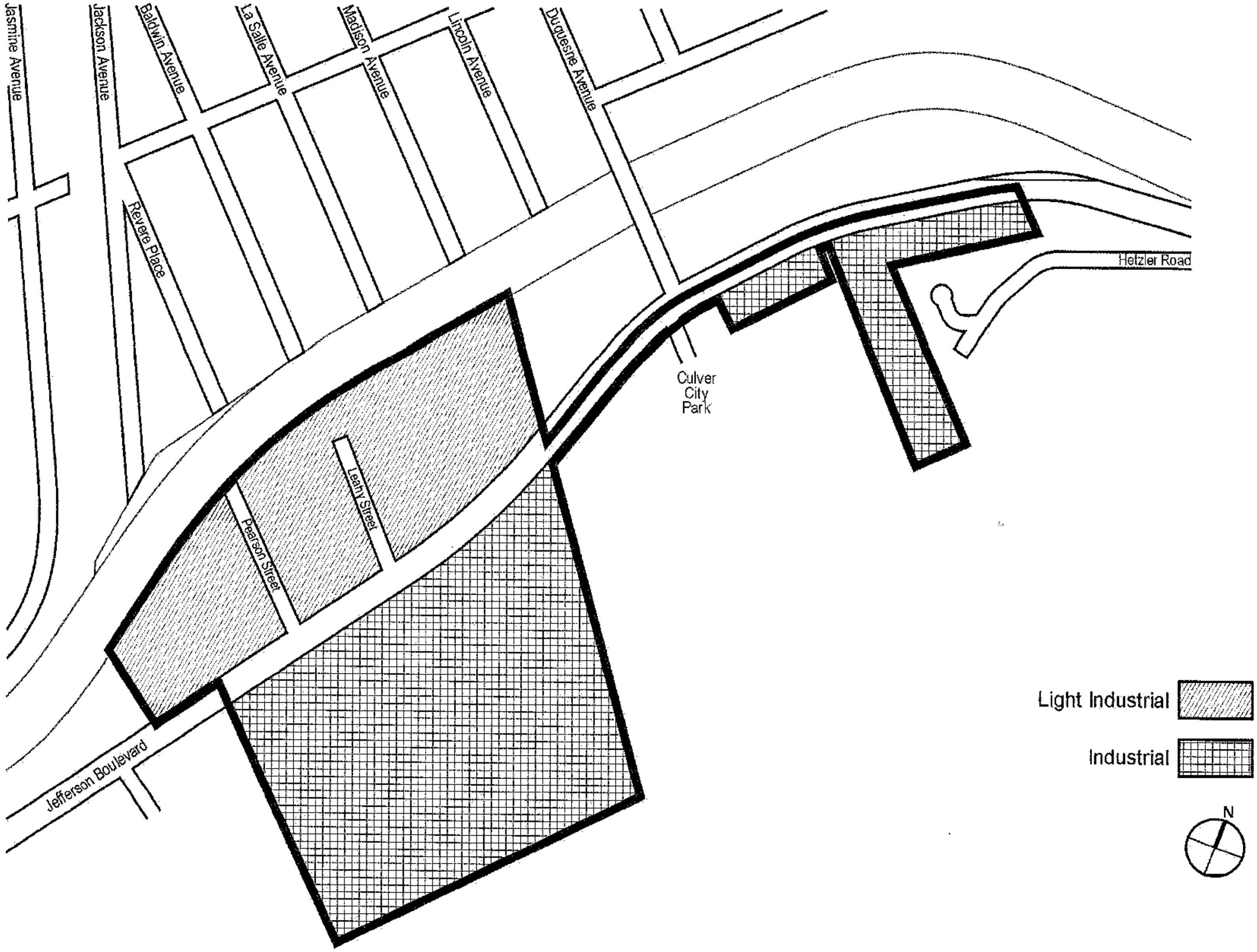

# COMPONENT AREA NO. 4 SUB-AREA D: WASHINGTON/SEPULVEDA SOUTH

**FIGURE 9 - The Culver City Redevelopment Project**



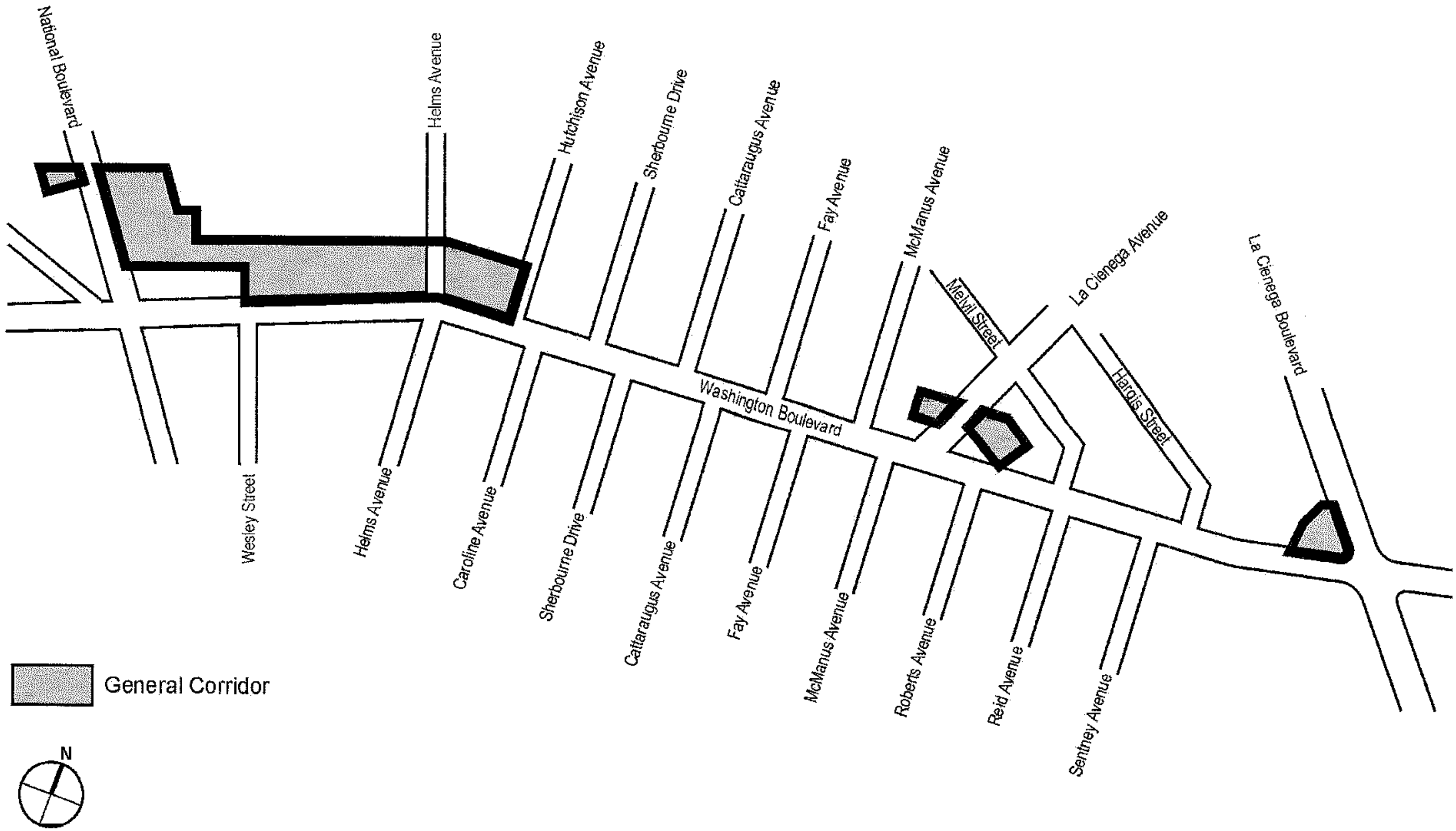

# COMPONENT AREA NO. 4 SUB-AREA E: SEPULVEDA/JEFFERSON

**FIGURE 10 - The Culver City Redevelopment Project**



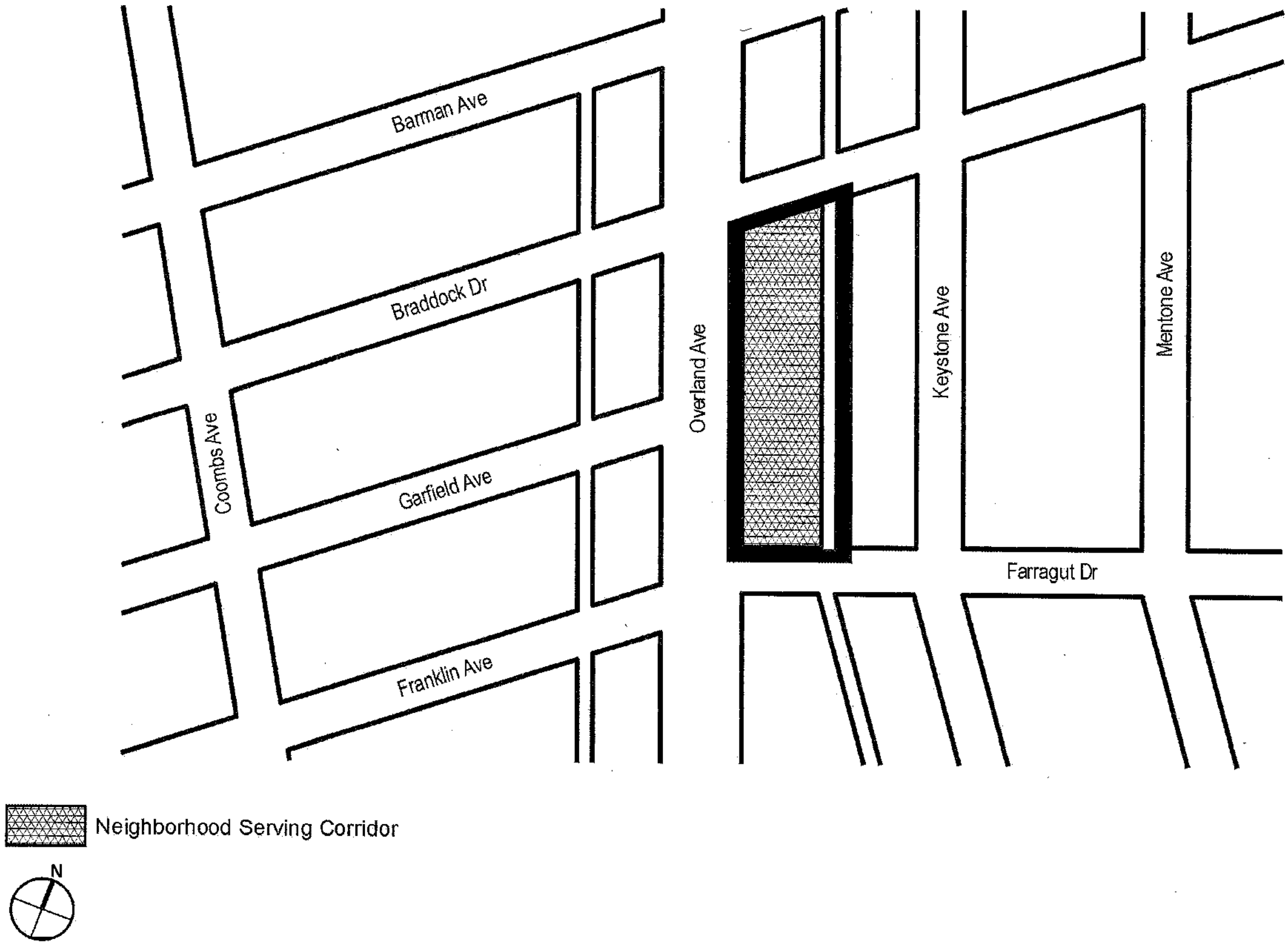

# COMPONENT AREA NO. 4 SUB-AREA F: JEFFERSON

**FIGURE 11 - The Culver City Redevelopment Project**




# COMPONENT AREA NO. 4 SUB-AREA G: EAST WASHINGTON

**FIGURE 12 - The Culver City Redevelopment Project**




# COMPONENT AREA NO. 4 SUB-AREA H: OVERLAND

**FIGURE 13 - The Culver City Redevelopment Project**

# THE REDEVELOPMENT PLAN FOR THE

# CULVER CITY REDEVELOPMENT PROJECT

# APPENDIX B

# LEGAL DESCRIPTION
# OF COMPONENT AREA NO. 4

# LEGAL DESCRIPTION
# COMPONENT AREA NO. 4 OF THE MERGED REDEVELOPMENT PROJECT
# CULVER CITY REDEVELOPMENT AGENCY

This Legal Description is to be used in conjunction with the Boundary Map of Component Area No. 4 of the Merged Redevelopment Project, Culver City Redevelopment Agency. The course numbers on the description correspond with the course number shown on the Boundary Map.

All of that certain real property in the County of Los Angeles, State of California described as follows:

Note: Bearings and distances shown were taken from Record Maps referenced for said line.

SUBAREA A

P.O.B.
Beginning at the intersection of the easterly Right-of-Way line of Walnut Avenue, 40 feet wide, as shown on Venice Boulevard, Tract recorded in Book 7, Page 174 of Maps, Records of said County with a line 10' northerly and parallel with the southerly Right-of-Way line of Zanja Street, 53 feet wide as shown on Wal Grove Tract recorded in Book 7, Page 50 of Maps, Records of said County, both lines being on the Culver City Boundary; thence

1. North 72° 13' East approximately 1000 feet along said parallel line to its intersection with the centerline of Glencoe Avenue as shown on Tract No. 9439 recorded in Book 151, Pages 36 and 37 of Maps, Records of said County; thence
2. South 23° 24' 50" East approximately 625 feet, along said centerline to its intersection with the southwesterly prolongation of northwesterly line of Lot 1 of said Tract No. 9439; thence
3. North 59° 03' 40" East approximately 2,857 feet along said prolongation, said northwesterly line and its northeasterly prolongation to its intersection with the northerly Right-of-Way line of Zanja Street as shown on Del Mar recorded in Book 10, Page 76 of Maps, Records of said County; thence
4. Omitted.
5. South 86° 45' East approximately 155 feet along said northerly Right-of-Way line to its intersection with the centerline of Washington Place as shown on said Tract No. 5951 and No. Tract 3786 recorded in Book 113, Page 77 of Maps, records of said County; thence
6. North 56° 24' East approximately 605 feet along said centerline to its intersection with the northwesterly prolongation of the southwesterly line of Lot 11, of Tract No. 9060 recorded in Book 123, Pages 48 and 49 of Maps, Records of said County; thence
7. South 32° 27' 29" East 258± feet along said prolongation and said southwesterly line to its intersection with the southeasterly of said Lot 11; thence
8. North 57° 24' 30" East 36.00 feet along said southeasterly line to its intersection with the southwesterly line of Lot 10 of said Tract No. 9060; thence
9. South 32° 27' 29" East 42.68 feet along said southwesterly line to its intersection with the westerly prolongation of the southerly line of Lot 9 of said Tract No. 9060, thence
10. North 87° 32' 55" East 277.8 feet along said prolongation, said southerly line and its easterly prolongation to its intersection with the southwesterly line of Lot 34 of Tract No. 7336 recorded in Book 90, Page 60 of Maps, Records of said County; thence
11. South 32° 36' 50" East 15.66 feet along said southwesterly line to its intersection with the southerly line of said Lot 34, thence

12. North 87° 32' 55" East 449.77 feet along said southerly line and its easterly prolongation to its intersection with the southerly line of Lot 40 of Tract No. 7863 as shown on map recorded in Book 93, Pages 26 and 27 of Maps, Records of said County; thence
13. North 84° 29' 45" East 304.00 feet along said southerly line and its easterly prolongation to its intersection with the southeasterly line of Lot 39 of said Tract No. 7863; thence
14. North 26° 03' 15" East 26.17 feet along said southeasterly line to its intersection with the northeasterly line of said Lot 39; thence
15. North 32° 23' 15" West 629.56 feet along said northeasterly line and its northwesterly prolongation to its intersection with the northeasterly prolongation of the southeasterly line of Lot 8 of Tract No. 5600 as shown on map recorded in Book 114, Page 47 of Maps, Records of said County; thence
16. South 57° 29' 20" West 14.95 feet along said northeasterly prolongation to its intersection with the southerly prolongation of the easterly line of Lot 9 of said Tract No. 5600; thence
17. North 22° 32' 20" West approximately 140 feet along said prolongation, said easterly line and its northerly prolongation to its intersection with the centerline of Washington Place as shown on said Tract No. 3786; thence
18. North 57° 35' 05" East approximately 337 feet along said centerline to its intersection with the northwesterly prolongation of the northeasterly line of Lot 8 of Tract No. 9086 as shown on map recorded in Book 122, Page 27; thence
19. South 30° 25' 50" East approximately 192 feet along said prolongation, said northeasterly line and its southeasterly prolongation to its intersection with the northwesterly line of Lot 90 of East Ocean Park Tract as shown on map recorded in Book 6, Pages 82 and 83; thence
20. North 57° 31' 45" East approximately 645 feet along said northwesterly line and its northeasterly prolongation to its intersection with the centerline of Grand View Boulevard as shown on said East Ocean Park Tract; thence
21. South 33° 30' East 500 feet along said centerline to its intersection with the northeasterly prolongation of the northwesterly line of Lot 1, Tract No. 16273 as shown on map recorded in Book 382, Pages 40 and 41; thence
22. South 56° 30' West 797.36 feet along said prolongation, said northwesterly line, and its southwesterly prolongation to its intersection with the northeasterly Right-of-Way line of Centinela Avenue, as shown on said Tract No. 16273; thence
23. South 32° 30' 49" East 193.93 feet along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Lot 16 of said Tract No. 16273; thence
24. North 57° 28' 31" East 108.00 feet along said southeasterly line to its intersection with the southwesterly line of Lot 17 of said Tract No. 16273; thence
25. South 32° 30' 49" East 40.00 feet along said southwesterly line to its intersection with the southeasterly line of said Lot 17; thence
26. North 57° 28' 31" East 22.67 feet along said southeasterly line to its intersection with the southwesterly line of said Lot 17; thence
27. South 32° 30' 49" East 56.03 feet along said southwesterly line to its intersection with the southeasterly line of said Lot 17; thence
28. North 24° 59' 08" East 53.87 feet along said southeasterly line and its northeasterly prolongation to its intersection with the southerly line of Lot 18 of said Tract No. 16273; thence
29. North 82° 26' 16" East 335.31 feet along said southerly line and its easterly prolongation to its intersection with the southeasterly line of Lot 25 of said Tract No. 16273; thence
30. North 57° 29' 13" East 88.59 feet along said southeasterly line to its intersection with the northeasterly line of said Lot 25; thence
31. North 32° 29' 17" West 100.06 feet along said northeasterly line and its northwesterly prolongation to its intersection with the southeasterly line of Lot 22 of Tract No. 4042 as shown on map recorded in Book 42, Page 92 of Maps, Records of said County; thence

32. South 57° 29' 13" West 5.01 feet along said southeasterly line to its intersection with the northeasterly line of Lot 26 of said Tract No. 16273; thence
33. North 32° 30' 03" West 50.03 feet along said northeasterly line to its intersection with the southeasterly line of Lot 29 of said Tract No. 16273; thence
34. North 57° 29' 13" East 229.63 feet along said southeasterly line and its northeasterly prolongation to its intersection with the centerline of Grand View Avenue as shown on said Eastern Ocean Park Tract; thence
35. South 32° 29' 17" East 166.85 feet along said centerline to its intersection with a line 300 feet northerly and parallel with the centerline of Washington Boulevard, said line being also the northerly boundary line of the City of Culver City; thence
36. North 82° 26' 16" East approximately 1280 feet along said parallel line and said City boundary line to its intersection with the centerline of Marcasel Avenue as shown on Tract No. 3842 recorded in Map 41, Pages 92 through 94 of Maps, Records of said County; thence
37. southerly along a curve having a 1400 foot radius approximately 140 feet along said centerline to its intersection with the westerly prolongation of the southerly line of Lot 2, Block B of said Tract No. 3842; thence
38. North 82° 10' 10" East approximately 475 feet along said prolongation, said southerly line and its easterly prolongation to its intersection with the northwesterly line of Lot 3, Block A of said Tract No. 3842; thence
39. North 56° 40' 15" East 129.77 feet along said northwesterly line and its northeasterly prolongation to its intersection with the northwesterly line of Lot 6, Block A of said Tract No. 3842; thence
40. North 34° 12' 20" East approximately 253 feet along said northwesterly line and its northeasterly prolongation to its intersection with the centerline of Atlantic Avenue as shown on said Tract No. 3842; thence
41. southeasterly along a curve having a radius of 369.54 approximately 62 feet along said centerline to its intersection with the southerly prolongation of the easterly line of Lot 26, Block B of said Tract No. 3842; thence
42. North 10° 14' 15" East approximately 118.5 feet along said prolongation and said easterly line to its intersection with the northwesterly line of Lot 24, Block B of said Tract No. 3842; thence
43. North 34° 12' 20" East approximately 290 feet along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of East Boulevard as shown on said Tract No. 3842; thence
44. northwesterly along said northeasterly Right-of-Way line having a radius of 1450 approximately 140 feet to its intersection with a line 300 feet northwesterly and parallel with the centerline of Washington Boulevard as shown on Culver Gardens recorded in Book 40, Page 56 of Maps, Records of said County, said parallel line being also the boundary line of Culver City; thence
45. North 52° 01 35" E approximately 277 feet along said City boundary line to its intersection with the northeasterly Right-of-Way line of McLaughlin Avenue as shown on Tract No. 7665 recorded in Book 90, Pages 99 and 100 of Maps, Records of said County; thence
46. South 33° 19' 50" East approximately 116 feet along said northeasterly Right-of-Way line to its intersection with the southeasterly line of Lot 27 of said Tract No. 7665; thence
47. North 52° 01' 30" East approximately 360 feet and 40.75 feet along a tangent curve having a radius of 85.28 feet along said southeasterly line and its northeasterly prolongation to its intersection with the southeasterly line of Lot 97 of said Tract No. 7665; thence
48. North 24° 38' 50" East approximately 910 feet along said southeasterly line, the southeasterly line of Lot 164 of said Tract No. 7665 and its northeasterly prolongation to its intersection with the southwesterly prolongation of the southeasterly line of Lot 105 of Tract No. 5670 as shown on map recorded in Book 93, page 81 of Maps, Records of said County; thence
49. North 62° 04' East approximately 83 feet along said prolongation and said southeasterly line to its intersection with the southwesterly Right-of-Way line of Albright Avenue as shown on said Tract No. 5670; thence

50. North 27°56' West approximately 125 feet along said Right-of-Way Line to its intersection with the southwesterly prolongation of the southeasterly line of Lot 7 of Tract No. 9143 as shown on Map recorded in Book 174, Pages 13 and 14 of Maps, Records of said County; thence
51. North 62° 04' East 68.41 feet, North 43° 25' 57" East, 18.94 feet, North 24° 47' 45" East 75.35 feet, North 0° 09' 55" East 18.13 feet North 25° 07' 25" West 12.11 feet along said prolongation and said southeasterly line to its intersection with the northeasterly line of Lot 8 of said Tract No. 9143; thence
52. North 25° 07' 25" West 143.37 feet along said northeasterly line and its northwesterly prolongation to its intersection with the centerline of Herbert Street as shown on said Tract No. 5670; thence
53. North 63° 04' 20" East 200 feet along said centerline to its intersection with the southeasterly line of Lot 10 of Tract No. 8895 as shown on map recorded in Book 120, Pages 69 through 71 of Maps, Records of said County; thence
54. North 24° 47' 45" East 518.5 feet along said southeasterly line and its northeasterly prolongation to its intersection with the southwesterly Right-of-Way line of San Diego Freeway; thence
55. South 25° 07' 30" East approximately 10.5 feet, South 24° 47' 45" West approximately 15 feet and South 65° 12' 15" East 100 feet along said Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Washington Boulevard as shown on said Tract No. 8895; thence
56. North 24° 47' 45" East 187 feet along said northwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of San Diego Freeway; thence

57A. Northwesterly following along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Washington Place as shown on Tract No. 6936 recorded in Book 79, Page 43 of Maps, Records of said County; thence

57B. South 54° 14' 50" West approximately 280 feet along said southeasterly Right-of-Way line to its intersection with the centerline of Globe Avenue as shown on Tract No. 6936 recorded in Book 79, page 43 of Maps, Records of said County; thence

57C. South 25° 07' 30" East 101.75 feet along said centerline to its intersection with a line 100' southeasterly and parallel with the southwesterly Right-of-Way line of Washington Place as shown on said Tract No. 6936; thence

57D. S 54° 14' 50" West 321.76 feet along said parallel line to its intersection with the centerline of Sawtelle Boulevard as shown on said Tract No. 6936; thence

57E. North 25° 07' 30" West 152.62 feet along said centerline to its intersection with the centerline of Washington Place as shown on said Tract No. 6936; thence

57F. South 54° 51' 55" West 162.26 feet along said centerline to its intersection with the southeasterly prolongation of the southwesterly line of Lot 222 as shown on Tract No. 7668 recorded in Book 83 pages 1 through 3 of Maps, Records of said County; thence

57G. North 33° 09' 00" West 150 feet along said prolongation and said southwesterly line to its intersection with a line 100' northwesterly and parallel with the northwesterly Right-of-Way line of Washington Place as shown on said Tract No. 7668; thence

57H. North 54° 51' 55" East 347.96 feet along said parallel line to its intersection with the northeasterly line of Lot 375 as shown on said Tract No. 6936; thence

57I. South 33° 15' East 100.09 feet along said northeasterly line to its intersection with the northwesterly Right-of-Way line of Washington Place as shown on said Tract No. 6936; thence

58. North 54° 14' 50" East 585 feet along said northwesterly Right-of-Way line to its intersection with the southeasterly prolongation of the northeasterly line of Lot 423 of said Tract No. 6936; thence
59. North 33° 13' 30" West 100 feet along said prolongation and said northeasterly line to its intersection with the northwesterly line of said Lot 423; thence
60. South 54° 14' 50" West 12.33 feet along said northwesterly line to its intersection with the southeasterly prolongation of the northeasterly line of Lot 418 of said Tract No. 6936; thence

61. North 33° 15' West approximately 895 feet along said prolongation, said northeasterly line and its northwesterly prolongation to its intersection with the northeasterly Right-of-Way line of San Diego Freeway; thence
62. Westerly along the following courses: along a 164 foot radius curve concave northerly 137.52 feet, North 73° 34' 24" West, 57 feet, along a 45' radius curve concave northeasterly 25.87 feet, North 33° 15' West approximately 545 feet along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Venice Boulevard as shown on Tract No. 6936 recorded in Book 76, Page 34 of Maps, Records of said County; thence
63. South 55° 48' 15" West approximately 200 feet along said southeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Globe Avenue as shown on said Tract No. 6936; thence
64. South 33° 15' East 120 feet along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 219 of said Tract No. 6936; thence
65. South 55° 48' 15" West 524.41 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the southeasterly prolongation of the northeasterly line of Lot 6 of said Tract No. 7668 recorded in Book 83, Pages 1 through 3 of Maps, Records of said County; thence
66. North 33° 09' West 170 feet along said prolongation and said northeasterly line and its northwesterly prolongation to its intersection with the Boundary Line of the City of Culver City; thence
67. North 55° 48' 15" East approximately 4500 feet along said Boundary Line to its intersection with the southwesterly Right-of-Way line of Midway as shown on Tract No. 9949 recorded in Book 168, Pages 42 and 43 of Maps, Records of said County; thence
68. South 33° 16' 03" East 170 feet along said southwesterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 37 of said Tract No. 9949; thence
69. South 55° 41' 25" West 478.68 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Spad Place as shown on Tract No. 11079 recorded in Book 226, Page 43 of Maps, Records of said County; thence
70. North 33° 16' 09" West 25.00 feet along said westerly Right-of-Way line to its intersection with the northwesterly line of Lot 15 of said Tract 11079; thence
71. South 55° 41" 25' West 398.19 feet along northwesterly line and its southwesterly prolongation to its intersection with the northeasterly line of Lot 3 Block 4 of Clarkdale as shown on map recorded in Book 9, Page 156 of Maps, Records of said County; thence
72. North 33° West 6.07 feet along said northeasterly line to its intersection with the northwesterly line of said Lot 3 Block 4; thence

73.A South 57° West 1080.75 feet along the northwesterly line of Lots 3 and 17 Block 3, Lots 3 and 17 Block 2, and Lot 3 Block 1 of said Clarkdale to its intersection with the northeasterly line of Robert F. Jones Walnut Grove Tract as shown on map recorded in Book 7, Page 185 of Maps, Records of said County; thence

73.B North 53° West 4 feet along said northeasterly line to its intersection with the northwesterly line of Lot 2 of said Robert F. Jones Walnut Grove Tract; thence

73.C South 57° West 354.70 feet along said northwesterly line and its southwesterly prolongation to the southwesterly line of said Robert F. Jones Walnut Grove Tract; thence

74. South 33° East 55.66 feet along said southwesterly line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 6 of Tract No. 10356 as shown on map recorded in Book 152, Pages 14 through 16 of Maps, Records of said County; thence
75. South 55° 48' 30" West 322 feet and South 11° 18' 25" West 14.25 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the westerly line of Lot 77 of said Tract No. 10365; thence
76. South 33° 11' 40" East 1193.20 feet along the southwesterly line of said Lot 77 and its southeasterly prolongation to its intersection with the northeasterly prolongation of the northwesterly line of Lot 53 of said Tract No. 10356; thence

77. South 56° 46' 30" West 193.07 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly line of Lot 51 of said Tract No. 10356; thence
78. South 33° 12' 30" East 237.46 feet and South 78° 13' 35" East 14.14 feet along said southwesterly line and its southeasterly prolongation to its intersection with the southerly line of Lot 43 of said Tract No. 10356; thence
79. North 56° 48' 20" East 362.96 feet along said southerly line and northeasterly along said southeasterly line of said Lot 43 and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Bentley Avenue as shown on said Tract No. 10356; thence
80. North 33° 11' 40" West 213.93 feet along said northeasterly Right-of-Way line to its intersection with the northwesterly line of Lot 29 of said Tract No. 10356; thence
81. North 56° 48' 20" East 152 feet along said northwesterly line and its northeasterly prolongation to its intersection with the southwesterly line of Lot 18 of said Robert F. Jones Walnut Grove Tract; thence
82. South 33° 11' 40" East 200.24 feet along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly line of said Lot 17 of said Robert F. Jones Walnut Grove Tract; thence
83. North 56° 48' 20" East 212 feet along said southeasterly line to its intersection with the northeasterly Right-of-Way line of Tilden Avenue as shown on said Robert F. Jones Walnut Grove Tract; thence
84. North 33° West 45.62 feet along said northeasterly Right-of-Way line to its intersection with a line 45.62 feet northwesterly and parallel with the southeasterly line of Lot 13 of said Robert F. Jones Walnut Grove Tract; thence
85. North 57° East 142.7 feet northeasterly along said parallel line to its intersection with the southwesterly line of Lot 16 of said Clarkdale; thence
86. North 33°West 4.05 feet along said southwesterly line and its intersection with the southeasterly line of Lot 15 of said Clarkdale; thence
87. North 57° East 180 feet along said southeasterly line and its northeasterly prolongation to its intersection with the centerline of Huron Avenue as shown on Clarkdale; thence
88. South 33° East approximately 80 feet along said centerline to its intersection with the centerline of Washington Boulevard as shown on said Clarkdale; thence
89. North 24° 47' 45" East approximately 200 feet along said centerline to its intersection with the centerline of Huron Avenue as shown on Tract No. 7432 recorded in Book 83, Page 67; thence
90. South 33° 14' East approximately 165 feet along said centerline to its intersection with the north easterly prolongation of the northwesterly line of Lot 6 of said Tract No. 7432; thence
91. South 24° 47' 45" West approximately 287 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the northeasterly Right- of-Way line of Tilden Avenue as shown on said Tract No. 7432; thence
92. South 33° 14' East approximately 67 feet along said northeasterly Right-of-Way Line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 9 of said Tract No. 7432; thence
93. South 24° 47' 45" West approximately 340 feet along said prolongation, said northwesterly line and its southwesterly prolongation to its intersection with the most westerly corner of Lot 25 of said Tract No. 7432; thence
94. Approx South 40° West approximately 61 feet in a direct line to the most northerly corner of Lot 40 of Tract No. 9648 as shown on map recorded in Book 142, Pages 13 through 15 of maps, Records of said County; thence
95. South 24° 47' 45" West 659.32 feet along the northwesterly line of said Lot 40 and its southwesterly prolongation to its intersection with the northeasterly Right-of-Way line of Commonwealth Avenue as shown on said Tract No. 9648; thence
96. South 55° 01' 30" East approximately 165 feet along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 1 of Tract No. 9609 as shown on map recorded in Book 150, Page 27 of Maps, Records of said County; thence

97. South 28° 01' 30" West approximately 147.5 feet along said prolongation and said northwesterly line to its intersection with the southwesterly line of said Lot 1; thence

98. South 55° 01' 30" East 324.88 feet along said southwesterly line and its southeasterly prolongation to its intersection with a line 3.13 feet southeasterly and parallel with the southeasterly line of Lots 21 of said Tract No. 9609; thence

99. South 34° 58' 30" West 25.00 feet along said parallel line to its intersection with a line 25 feet southwesterly and parallel with the southwesterly line of Lot 7 of said Tract No. 9609; thence

100. South 55° 01' 30" East approximately 400 feet along said parallel line to its intersection with the northwesterly line of Lot 44 of said Tract No. 9609; thence

101 South 34° 00' 45" West 71.40 feet along said northwesterly line and its southwesterly prolongation to its intersection with the northeasterly Right-of-Way line of Arvee Street as shown on said Tract No. 9609; thence

102. South 55° 59' 15" East 152.89 feet along said northeasterly Right-of-Way and its southeasterly prolongation to its intersection with the northwesterly line of Lot 4 of Tract No. 10218 as shown on map recorded in Book 155, Page 46 of Maps, Records of said County; thence

103. South 34° 00' 45" West approximately 22 feet along said northwesterly line to its intersection with the southwesterly line of said Lot 4; thence

104. South 55° 59' 15" East 110 feet along said southwesterly line and its southeasterly prolongation to its intersection with the northwesterly line of Lot 9 of said Tract No. 10218; thence

105. South 34° 00' 45" West 19.32 feet along said northwesterly line to its intersection with a line 10 feet southwesterly and parallel with a southwesterly line of said Lot 9; thence

106. South 55° 01' 30" East 372.06 feet along said parallel line to its intersection with the northwesterly Right-of-Way line of Lindblade Street as shown on said Tract No. 10218; thence

107. North 34° 00' 45" East 10.00 feet along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Lot 32 of said Tract No. 10218; thence

108. South 55° 01' 30" East 362.98 feet along prolongation, said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of Way line of Barman Street as shown on Tract No. 9111 recorded in Book 121, Pages 14 and 15 of Maps, Records of said County; thence

109. South 31° 45' 15" West 10.00 feet along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 52 of said Tract No. 9111; thence

110. South 55° 54' 35" East 373.03 feet along said southwesterly line and its southwesterly prolongation to its intersection with the southeasterly line of Lot 24 of said Tract No. 9111; thence

111. North 31° 39' 00" East 231.29 feet along said southeasterly line and its northeasterly prolongation to its intersection with the southwesterly line of Tract No. 15658 as shown on map recorded in Book 577, pages 38 and 39 of Maps, Records of said County; thence

112. Along said southwesterly line South 55° 54' 32" East 100 feet, North 31° 40' 03" East 2.61 feet and South 55° 54' 32" East 693.55 feet and its southeasterly prolongation to its intersection with the northwesterly line of Tract No. 1441 as shown on map recorded in Book 20, Page 30 and 31 of Maps, Records of said County; thence

113. South 31° 44' West 785.89 feet along said northwesterly line to its intersection with the northeasterly line of Tract No. 19395 as shown on map recorded in Book 542, Pages 9 and 10 of Maps, Records of said County; thence

114. North 55°53' 30" West 348.44 feet along said northeasterly line to its intersection with the southeasterly line of Tract No. 15108 as shown on map recorded in Book 415, Pages 16 and 17; thence

115. North 31° 39' 10" East 151.31 feet along said southeasterly line to its intersection with the northeasterly line of Lot 25 of said Tract No. 15108; thence

116. North 55° 53' 30" West 277.55 feet along said northeasterly line and its northwesterly prolongation to its intersection with the southeasterly line of Lot 12 of Tract No. 16459 as shown on map recorded in Book 430, Pages 33 and 34 of Maps, Records of said County; thence

117. North 31° 38' 15" East 64.99 and North 12° 07' 38" West 14.14 feet along said southeasterly line to its intersection with the easterly line of said Lot 12; thence
118. North 55° 53' 30" West 488.56 feet along said easterly line and the northeasterly line of Lot 12 and its northwesterly prolongation to its intersection with the northwesterly Right-of-Way Line of Barman Street as shown on Tract No. 7749 recorded in Book 86, Pages 46 and 47 of Maps, Records of said County; thence
119. North 33° 59' 15" East approximately 10 feet along northwesterly Right-of-Way line to its intersection with the northeasterly line of Lot 135 of said Tract No. 7749; thence
120. North 55° 02' 00" West 661.40 feet along said northeasterly and its northwesterly prolongation to its intersection with the northerly line of Lot 143 of said Tract No. 7749; thence
121. South 79° 28" West 21.03 feet and South 33° 59' 15" West 65.61 feet along said northerly line and the northwesterly line of said Lot 143 and its southwesterly prolongation to its intersection with the centerline of Tuller Avenue as shown on said Tract No. 7749; thence
122. North 55° 00' 50" West 110.01 feet along said centerline to its intersection with the southeasterly Right-of-Way line of Culver Boulevard, 60 feet wide as shown on said Tract No. 7749; thence
123.A South 33° 59' 15" West approximately 254 feet along said southeasterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Globe Avenue; thence
123.B North 54° 44' 50" West 5 feet along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Culver Boulevard, 50 feet wide, as shown on said Tract No. 7026; thence
123.C South 33° 59' 15" West approximately 396 feet to its intersection with the southwesterly Right-of-Way line of San Diego Freeway; thence
124. Approx. South 32° East approximately 135 feet along said southwesterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 196 of Tract No. 7026 as shown on map recorded in Book 79, Page 42 of Maps, Records of said County; thence
125. South 33° 59' 15" West approximately 245 feet along said prolongation and the northwesterly line to its intersection with the southwesterly line of said Tract No. 7026; thence
126. North 52° 24' 15" West 400.76 feet along said southwesterly line being also the boundary line of the City of Culver City to its intersection with the southeasterly line of Lot 34 of said Tract No. 7026; thence
127. North 33° 59' 15" East 189 feet along said southeasterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Sawtelle Boulevard as shown on said Tract No. 7026; thence
128. South 52° 50' 32" East 120.15 feet along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way of Culver Boulevard as shown on said Tract No. 7026; thence
129.A North 33° 59' 15" East approximately 420 feet along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Globe Avenue as shown on said Tract No. 7026; thence
129.B South 54° 00' 45" East 5 feet along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Culver Boulevard; thence
129.C North 33° 59' 15" East approximately 260 feet along said northwesterly Right-of-Way line to its intersection with the centerline of Tuller Avenue as shown on said Tract No. 7749; thence
130. North 55° 00' 50" West 110.01 feet along said centerline to its intersection with the southwesterly prolongation of the southeasterly line of Lot 62 of said Tract No. 7749; thence
131. North 33° 59' 15" East 65.15 feet along said prolongation and said southeasterly line to its intersection with the easterly line of said Lot 62; thence
132. North 10° 31' 30" West 21.40 feet and North 55° 02' 00" West 625 feet along said easterly line and northwesterly along said northeasterly line of said Lot 62 and its northwesterly prolongation to its intersection with the northwesterly line of Lot 55 of said Tract No. 7749; thence

133. South 33° 59' 15" West 59.91 feet along said northwesterly line to its intersection with the northeasterly Right-of-Way line of Tuller Avenue as shown on Tract No. 7749; thence
134. North 55° 00' 50" West 7 feet along said northeasterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of San Diego Freeway; thence
135. North 34° 01' 45" East 8.10 feet, North 37° 29' 58" West approximately 246 feet and approximately N 65° West 80 feet along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Washington Boulevard as shown on said Tract No. 7749; thence
136. South 24° 39' 15" West approximately 290 feet along said southeasterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of San Diego Freeway; thence
137. South 54° 44' 50" East approximately 100 feet and South 24° 39' 15" West approximately 40 feet along said Right-of-Way line to its intersection with the northeasterly line of Lot 97 of said Tract No. 7026; thence
138. North 54° 44' 50" West approximately 5 feet along said northeasterly line to its intersection with the northwesterly line of said Lot 97 of said Tract No. 7026; thence
139. South 24° 39' 15" West approximately 445 feet along said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Sawtelle Boulevard as shown on said Tract No. 7026; thence
140. South 52° 50' 32" East 70 feet along said south westerly Right-of-Way line to its intersection with the southeasterly line of Lot 22 of said Tract No. 7026; thence
141. South 33° 59' 15" West 104.40 feet along said southeasterly line to its intersection with the southwesterly line of said Lot 22; thence
142. North 25°01' 15" West 92.23 feet along said southwesterly line to its intersection with the southeasterly line of Lot 3 of Tract No. 9733 as shown on map recorded in Book 142, pages 69 through 72 of Maps, Records of said County, said line being also the boundary line of the City of Culver City; thence
143. southwesterly and westerly along said Boundary line through its various courses, to its intersection with the westerly Right-of-Way line of Neosho Avenue as shown on Tract No. 7135 recorded in Book 76, Pages 88 and 89 of Maps, Records of said County; thence
144. South 6° 58' 35" East 40 feet along said westerly Right-of-Way line to its intersection with the northerly line of Lot 21 of said Tract No. 7135; thence
145. South 84° 20' 45" West 133.36 feet along said northerly line to its intersection with the easterly line of Lot 15 of Tract No. 6617 as shown on map recorded in Book 68, page 70 of Maps, Records of said County; thence
146. North 6° 50' 05" West 30.55 feet along said easterly line to its intersection with the northerly line of said Lot 15; thence
147. South 83° 09' 55" West 190.00 feet along said northerly line and its westerly prolongation to its intersection with the westerly Right-of-Way line of Mildred Avenue as shown on said Tract No. 6616; thence
148. North 6° 50' 05" West 40.00 feet along said westerly Right-of-Way line to its intersection with the northerly line of Lot 55 of said Tract No. 6617; thence
149. South 83° 09' 55" West 160.00 feet along said northerly line and its westerly prolongation to its intersection with the westerly line of Lot 7 of said Tract No. 6617; thence
150. North 6° 50' 05" West 20.00 feet along said westerly line to its intersection with the southerly line of Lot 6 of said Tract No. 6617; thence
151. South 83° 09' 55" West 40.00 feet along said southerly line to its intersection with the easterly line of Lot 5 of said Tract No. 6617; thence
152. South 6° 50' 05" East 20.00 feet along said easterly line to its intersection with the southerly line of said Lot 5; thence
153. South 83° 09' 55" West 130 feet along said southerly line and its westerly prolongation to its intersection with the westerly Right-of-Way line of McConnell Boulevard; thence

154. South 6° 50' 05" East 80.00 feet along said westerly Right-of-Way line to its intersection with the northerly line of Lot 137 of said Tract No. 6617; thence
155. South 83° 09' 55" West 124.15 feet along said northerly line to its intersection with the easterly line of said Lot 137; thence
156. South 6° 50' 20" East 11.54 feet along said easterly line to its intersection with the northerly line of Lot 8 of Tract No. 5740 as shown on map recorded in Book 66, Page 11 of Maps, Records of said County; thence
157. South 83° 50' West 59.00 feet along said northerly line to its intersection with a line 117 feet easterly and parallel with the easterly Right-of-Way line of Wade Street; thence
158. North 5° 50' 20" West 140.00 feet along said parallel line to its intersection with the northerly line of Lot 6 of said Tract No. 5740; thence
159. South 83° 50' West 167.00 feet along said northerly line and its westerly prolongation to its intersection with the westerly Right-of-Way line of Wade Street as shown on said Tract No. 5740; thence
160. North 6° 40' West 60.00 feet along said westerly Right-of-Way line to its intersection with the northerly line of Lot 38 of said Tract No. 5740; thence
161. South 83° 50' West 184.14 feet along said northerly line to its intersection with the easterly line of Lot 39 of said Tract No. 5740; thence
162. South 6° 40' East 60.00 feet along the southerly prolongation of said easterly line to its intersection with the southerly line of said Lot 38; thence
163. South 83° 50' West 43.00 feet along said southerly line to its intersection with the westerly line of Lot 37 of said Tract No. 5740; thence
164. South 6° 40' East 76.40 feet along said westerly line and its southerly prolongation to its intersection with the northerly line of Lot 5 of Tract No. 2453 as shown on map recorded in Book 24, Page 25 of Maps, Records of said County; thence
165. South 83° 09' 40" West approximately 153 feet along said northerly line and its westerly prolongation to its intersection with the northeasterly prolongation of the northwesterly line of Lot 20 of said Tract No. 2453; thence
166. South 59° 03' 40" West approximately 235 feet along said prolongation and said northwesterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Meier Street as shown on said Tract No. 2453; thence
167. North 45° 50' West approximately 25 feet along said southwesterly Right-of-Way Line to its intersection with a line 10 feet southeasterly and parallel with the northwesterly line of Lot 26 of said Tract No. 2453; thence
168. South 40° 10' West 121.07 feet along said parallel line to its intersection with the southwesterly line of said Tract No. 2453; thence
169. North 45° 44' 20" West 52.87 feet along said southwesterly line to its intersection with the northeasterly prolongation of the southeasterly line of Lot 1 of Tract No. 7147 as shown on map recorded in Book 80, Page 36 and 37 of Maps, Records of said County; thence
170. South 59° 03' 40" West approximately 1875 feet along said prolongation, said southeasterly line and its southwesterly prolongation also being the boundary line of the City of Culver City to its intersection with the northeasterly Right-of-Way line of Redwood Avenue as shown on Beaches University Tract recorded in Book 8, Page 29 of Maps, Records of said County; thence
171. North 38° 07' West 31.88 feet northwesterly along said northeasterly Right-of-Way line to its intersection with the Boundary Line of the City of Culver City; thence
172. South 58° 56' West approximately 750 feet along said Boundary Line to its intersection with the northeasterly Right-of-Way line of DelRey Avenue as shown upon said Cribb and Sinclair's Venice Annex said line being also the Boundary Line of the City of Culver City; thence
173. northwesterly along said Boundary Line to the Point of Beginning.

SUBAREA B

POB

Beginning at the intersection of the southerly Right-of-Way line of Sawtell Boulevard as shown on Tract No. 10567 recorded in Book 160, pages 43 and 44 of Maps, Records of said County with the westerly line of Lot 56 of said Tract No. 10567; thence

1. South 2° 01' 05" East 1,403.56 feet and South 64° 42' 10" East 9.17 feet along said westerly line and its southerly prolongation to its intersection with the southeasterly line of Lot 33 of said Tract No. 10567; thence
2. North 52° 36' 45" East 115.11 feet along said southeasterly line to its intersection with the westerly Right-of-Way line of Hannum Avenue as shown on said Tract No. 10567; thence
3. Southeasterly on a 348.55' radius curve approximately 128 feet along said westerly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Playa Street as shown on said Tract No. 10567; thence
4. South 52° 36' 45" West approximately 1180 feet along said northwesterly Right-of-Way line and the northwesterly Right-of-Way line of Jefferson Boulevard as shown on Tract No. 17531 recorded in Book 425, Pages 43 and 44 of Maps, Records of said County, to its intersection with the northerly Right-of-Way line of Slauson Boulevard as shown on said Tract No. 17531; thence
5. North 76° 41' 27" West approximately 217 feet along said northerly Right-of-Way line to its intersection with the southeasterly line of Tract No. 17468 as shown on map recorded in Book 421, Pages 40 and 41 of Maps, Records of said County; thence
6. Northeasterly 76.51 feet along a 200' radius curve, North 35° 13' 39" East 763.73 feet, 400.44 feet along a 615.79 radius curve, North 2° 01' 51" West 1141 feet, and 757.73 feet along a 450' radius curve along said southeasterly line, its northerly prolongation and a line 20' westerly and parallel with the easterly line of Tract No. 16489 as shown on map recorded in Book 376, Pages 47 through 49 of Maps, Records of said County to its intersection with the northeasterly line of Parcel 2 of Parcel Map as shown on map recorded in Book 27, page 58 of Parcel Maps, Records of said County; thence
7. North 46° 46' 33" West 120.28 feet and North 50° 14' 56" West 216.07 feet along said northeasterly line and the northeasterly line of Lot 60 of Tract No. 16817 as shown on map recorded in Book 385, Pages 45 through 47 of Maps, Records of said County, to its intersection with the southerly Right-of-Way line of Janisann Avenue as shown on said Tract No. 16817; thence
8. westerly approximately 10 feet along said southerly Right-of-Way line to its intersection with the southeasterly prolongation of the northeasterly line of Lot 13 of said Tract No.16817; thence
9. North 50° 14' 56" West approximately 685 feet and along said prolongation, said northeasterly line and the northeasterly line of Lots 16 through 23 of said Tract No. 16817 to its intersection with the northerly line of said Tract No. 16817; thence
10. North 88° 27' 25" East 303.06 feet along said northerly line to its intersection with the southwesterly Right-of-Way line of Sepulveda Boulevard as shown on said Tract No. 16817; thence
11. South 50° 14' 56" East 735.41 feet, and approximately 470 feet along a 449.94 foot radius curve along said southwesterly Right-of-Way line to its intersection with the southerly Right-of-Way line of Sawtelle Boulevard; thence
12. North 88° 21' 40" East 200 feet along said southerly Right-of-Way line to the Point of Beginning.

SUBAREA C

POB

Beginning at the intersection of the northwesterly prolongation of the southwesterly line of Lot 3 as shown on Tract No. 3343 recorded in Book 36, Pages 90 and 91 of Maps, Records of said County with the northwesterly Right-of-

Way line of Jefferson Boulevard and parallel with the centerline of Jefferson Boulevard as shown on said Tract No. 3343; thence

1. North 22° 48' West approximately 580 feet along said northwesterly Right-of-Way line to its intersection with the southeasterly line of Lot 2 of said Tract No. 3343; thence
2. North 71° 39" West approximately 290 feet along said southwesterly line to its intersection with the easterly Right-of-Way line of Ballona Creek; thence
3. Northerly and northeasterly approximately 1830 feet along said easterly Right-of-Way line to its intersection with the northeasterly line of said Lot 12; thence
4. South 50° 52' 15" East approximately 10 feet, South 60° 49' 15" East 115.50 feet South 51° 17' 15" East 244.90 feet, South 49°48' East approximately 192 feet along said northeasterly line to its intersection with the southeasterly Right-of-Way line of Jefferson Boulevard; thence
5. Northeasterly approximately 40 feet along said northwesterly Right-of-Way line to its intersection with a line 40 feet northeasterly and parallel with the northeasterly line of Lot 11 of said Tract No. 3343; thence
6. South 49° 48' East approximately 1370 feet along said parallel line to its intersection with the northeasterly prolongation of the southeasterly line of said Lot 11; thence
7. South 31° 03' West approximately 1112 feet along said prolongation and said southeasterly line to its intersection with the southwesterly line of Lot 5 of said Tract No. 3343; thence
8. North 62° 57' West approximately 992 feet to the Point of Beginning.

SUBAREA D

POB
Beginning at the intersection of the southwesterly Right-of-Way line of National Boulevard with the southwesterly line of Lot 20 of Tract No. 5461 as shown on map recorded in Book 57, page 76 of Maps, Records of said County; thence

1. South 41° 43' 40" west 100 feet along said southeasterly line to intersection with the southwesterly line of said Lot 21; thence
2. North 48° 16' 20" West 45.06 feet along said southwesterly line to its intersection with the Boundary Line of the City of Culver City; thence
3. North 50° 07' 04" East 103.23 feet along said Boundary Line to its intersection with the southwesterly line Right-of-Way line of National Boulevard; thence
4. South 48° 16' 20" East approximately 19 feet along said southwesterly Right-of-Way line to the Point of Beginning.

SUBAREA E

P.O.B.
Beginning at the intersection of the centerline of Farragut Drive with the centerline of Overland Avenue, both as shown on Tract No. 10078 recorded in Book 141, pages 23 through 25 of Maps, Records of said County; thence

1. North 38 ° 39' 40" West approximately 503 feet along said centerline to its intersection with the centerline of Braddock Drive as shown on said Tract No. 10078; thence
2. North 24° 00' 30" East approximately 179 feet along said centerline to its intersection with a line 120 feet northeasterly and parallel with the northeasterly Right-of-Way line of Overland Avenue; thence
3. South 38° 39' 40" East approximately 557 feet along said parallel line to its intersection with the centerline of Farragut Drive; thence
4. South 54° 33' 43" West 170 feet along said centerline to the Point of Beginning.

SUBAREA F

POB
Beginning at the intersection of the southwesterly Right-of-Way line of Huchison Avenue with the northwesterly Right-of-Way line of Washington Boulevard, located 50' northwesterly of the centerline both as shown on Tract No. 11898 recorded in Book 226, page 42 of Maps, Records of said County; thence

1. South 71° 54' 15" West approximately 200 feet and South 54° 18' 10" West approximately 635 feet along said northwesterly Right-of-Way line to its intersection with a line 65 feet southwesterly and parallel with the southwesterly line of Lot A of Frank Partenico Palace as shown on map recorded in Book 10, Page 186 of Maps, Records of said County; thence
2. North 35° 38' West 120 feet along said parallel line to its intersection with a line 120 feet northwesterly and parallel with the northwesterly Right-of-Way line of Washington Boulevard; thence
3. South 54° 18' 28" West 373.23 feet along said parallel line to its intersection with the northeasterly Right-of-Way line of National Boulevard as shown on Tract No. 1778 recorded in Book 22, Page 44 of Maps, Records of said County; thence
4. North 49° 01' West approximately 310 feet along said northeasterly Right-of-Way line to its intersection with the northwesterly line of Lot 5 of said Tract No. 1778 ; thence
5. North 55° 37' East 175 feet to its intersection with the northeasterly line of said Lot 5; thence
6. South 49° 01' East 150 feet along said northeasterly line and its southeasterly prolongation to its intersection with the northwesterly line of Lot 8 of said Tract No. 17778; thence
7. North 55° 37' East 49.89 feet along said northwesterly line to its intersection with the northeasterly line of said Lot 8; thence
8. South 36° 19' 30" East 135.97 feet along said northeasterly line and its southeasterly prolongation to its intersection with a line 140 feet northerly and parallel with the northwesterly Right-of-Way line of Washington Boulevard; thence
9. North 54° 18' 10" East approximately 813 feet and North 71°54' 15" East approximately 255 feet along said parallel line to its intersection with the southwesterly line of Hutchison Avenue, 2 feet southwesterly and parallel with said Right-of-Way line as shown on Tract No. 8160; recorded in Book 121, Page 35 of Maps, Records of said County; thence
10. southeasterly along said southwesterly line to the Point of Beginning.

SUBAREA G

POB
Beginning at the most southerly corner of Lot 131 of Tract No. 5384 as shown on map recorded in Book 63, Page 52 of Maps, Records of said County; thence

1. North 71° 54' 15" East 74.45 feet and South 79° 36' 15" 4.45 feet along the southeasterly line of said Lot 131 to its intersection with the westerly Right-of-Way line of La Cienega Avenue as shown on said Tract No. 5384; thence
2. North 10° 23' 45" East 60.17 feet along said westerly Right-of-Way line to its intersection with the boundary line of City of Culver City; thence
3. South 10°23' 45" West approximately 110 feet along said boundary line to its intersection with the southwesterly line of said Lot 131; thence
4. South 18° 05' 45" East 50 feet along said southwesterly line to the Point of Beginning.

SUBAREA H

POB
Beginning at the intersection of the easterly Right-of-Way line of La Cienega Avenue as shown on Tract No. 5855 recorded in Book 68, Pages 79 and 80 of Maps, Records of said County, with the northerly line of Parcel 1 of Parcel Map recorded in Book 152, Pages 12 and 13 of Parcel Maps, Records of said County; thence

1. South 71° 52' 10" East 47.68 feet, North 18° 07' 50" East 2.5 feet and South 71° 52' 10" East 65.86 feet along said northerly line and its easterly prolongation to its intersection with the westerly line of parcel 2 of said Parcel Maps; thence
2. North 18° 40' 34" East 49.15 feet and North 18° 03' 30" East 35.11 feet along said westerly line to its intersection with the southerly line of Lot 21 of said Tract No. 5855; thence
3. North 71° 56' 30" West 76.07 feet along said southerly line and its westerly prolongation to its intersection with the boundary line of the City of Culver City; thence
4. South 71° 54' 15" West 56.01 feet along said boundary line to its intersection with the easterly Right-of-Way line of La Cienega Avenue as shown on said Tract No. 5855; thence
5. South 10° 23' 45" West 54.26 feet along said southeasterly Right-of-Way line to the Point of Beginning.

SUBAREA I

POB
Beginning at the intersection of the southwesterly Right-of-Way line of La Cienega Boulevard as shown on Tract No. 6447 recorded in Book 75, Pages 80 through 83 of Maps, Records of said County with the northwesterly Right-of-Way line of Washington Boulevard as shown on said Tract No. 6447; thence
1. South 63° 15' 00" West approximately 175 feet along said northwesterly Right-of-Way line to its intersection with the easterly Right-of-Way line of Ballona Creek Storm Water Channel; thence
2. northerly along said easterly Right-of-Way line to its intersection with the boundary line of the City of Culver City; thence
3. North 63° 15' 00" East approximately 25 feet along said boundary to its intersection with the southwesterly Right-of-Way line of La Cienega Boulevard as shown on said Tract No. 6447; thence
4. South 53° 37' 20" East approximately 163 feet along said southwesterly Right-of-Way line to the Point of Beginning.

SUBAREA J

P.O.B.
Beginning at a point on the southwesterly line of Lot 3 as shown on Tract No. 996 recorded in Book 17, page 21 of Maps, Records of said County, distant 935.28 feet southeasterly of the northwesterly line of said Lot 3; thence
1. North 37° West 901.18 feet along said southwesterly line to its intersection with the southeasterly Right-of-Way line of Playa Street as shown on said Tract No. 996; thence
2. North 53° East 296.67 feet along said southeasterly Right-of-Way line to its intersection with the northeasterly line of Lot 2 of said Tract No. 996; thence
3. South 46° 13' East approximately 960 feet along said northeasterly line to a line 901.18 feet southeasterly and parallel with the southeasterly Right-of-Way line of Playa Street; thence
4. South 53°West approximately 500 feet along said parallel line to the Point of Beginning.

SUBAREA K

P.O.B.
Beginning at the intersection of the southwesterly line of Parcel 1 as shown on parcel map No. 5411 recorded in Book 58, Page 50 of Parcels Maps, Records of said County with the southeasterly Right-of-Way line of Jefferson Boulevard; thence

1. Northeasterly along a 2650 foot radius curve concave southeasterly, a line bearing North 43° 58' 15" East and a 711 foot radius curve concave southeasterly approximately 675 feet to its intersection with the northeasterly line of Cristobal Machado 86.88 acre allotment as shown on map filed in Case No. 2000 of the District Court of the 17th Judicial District; thence
2. South 54° East approximately 120 feet along said northeasterly line to its intersection with a line that has a bearing of North 44° 00' 28" East; thence
3. South 44° 00' 28" West approximately 530 feet to its intersection with a line that has a bearing of South 55° 34' 35" East which is also the Culver City Boundary line; thence
4. South 55° 34' 35" East 665 feet along said City Boundary line to its intersection with the southeasterly line of Parcel Map No. 5411; thence
5. South 34° 25' 25" West 150.00 feet along said southeasterly line to its intersection with the southwesterly line of said Parcel Map No. 5411; thence
6. North 55° 34' 35" West 1391.88 feet and North 59° 35' 30" West 29.27 feet to the Point of Beginning

SUBAREA L

P.O.B.
Beginning at the intersection of the southeasterly Right-of-Way line of Jefferson Boulevard with a line 29.27 feet southwesterly and parallel with the southwesterly line of said Parcel Map No. 5411; thence

1. Southwesterly along a 2650 foot radius curve concave southeasterly 400 fee; thence
2. South 55° 38' 40" East 100 feet; thence
3. North 33° 34' East 400 feet to its intersection with said parallel line at ta point 100 feet southeasterly of the southeasterly Right-of-Way line of Jefferson Boulevard; thence
4. North 55° 38' 40" West 100 feet to the Point of Beginning.

# THE REDEVELOPMENT PLAN FOR THE

# CULVER CITY REDEVELOPMENT PROJECT

# APPENDIX C

# LIST OF CITY COUNCIL ORDINANCES ADOPTING AND/OR AMENDING THE COMPONENT AREAS

## LIST OF CITY COUNCIL ORDINANCES ADOPTING AND/OR AMENDING THE COMPONENT AREAS

**COMPONENT AREA NO. 1**

ORDINANCE NO. CS-712 (APPROVED JULY 26, 1971)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE SLAUSON-SEPULVEDA REDEVELOPMENT PROJECT, PROJECT NO. 1.

ORDINANCE NO. CS-892 (APPROVED JUNE 6, 1977)
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY AMENDING ORDINANCE NO. CS-712 OF THE CITY COUNCIL AND APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SLAUSON-SEPULVEDA REDEVELOPMENT PROJECT NO. 1.

ORDINANCE NO. 89-034 (APPROVED DECEMBER 11, 1989)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING ORDINANCES NO. CS-712 AND CS-892 OF THE CITY COUNCIL, AND APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SLAUSON-SEPULVEDA REDEVELOPMENT PROJECT NO. 1.

ORDINANCE NO. 94-034 (APPROVED DECEMBER 27, 1994)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE SLAUSON-SEPULVEDA REDEVELOPMENT PROJECT NO. 1 AND ESTABLISHING CERTAIN LIMITATIONS FOR THE REDEVELOPMENT PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW REFORM ACT OF 1993 (ASSEMBLY BILL 1290).

**COMPONENT AREA NO. 2**

ORDINANCE NO. CS-729 (APPROVED DECEMBER 28, 1971)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2.

ORDINANCE NO. 94-035 (APPROVED DECEMBER 27, 1994)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2 AND ESTABLISHING CERTAIN LIMITATIONS FOR THE REDEVELOPMENT PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW REFORM ACT OF 1993 (ASSEMBLY BILL 1290).

**COMPONENT AREA NO. 3**

ORDINANCE NO. CS-862 (APPROVED NOVEMBER 24, 1975)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE WASHINGTON-CULVER REDEVELOPMENT PROJECT NO. 3.

ORDINANCE NO. 94-036 (APPROVED DECEMBER 27, 1994)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE WASHINGTON-CULVER REDEVELOPMENT PROJECT NO. 3 AND ESTABLISHING CERTAIN LIMITATIONS FOR THE REDEVELOPMENT PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW REFORM ACT OF 1993 (ASSEMBLY BILL 1290).

**THE FOLLOWING ORDINANCE APPLIES TO THE FIRST THREE COMPONENT AREAS AND MERGES THEM INTO ONE PROJECT:**

ORDINANCE NO. 98-014 (APPROVED NOVEMBER 23, 1998)
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING THE MERGER OF REDEVELOPMENT PROJECT AREAS NO. 1, NO. 2 AND NO. 3, AND VARIOUS AMENDMENTS TO THE REDEVELOPMENT PLANS FOR SAID REDEVELOPMENT PROJECTS.

**COMPONENT AREA NO. 4**

ORDINANCE NO. 98-015 (APPROVED NOVEMBER 23, 1998)
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT ADDING COMPONENT FOUR TO THE PROJECT AREA.

**THE FOLLOWING ORDINANCE APPLIES TO ALL FOUR COMPONENT AREAS AND ALTERS CERTAIN TIME LIMITS:**

ORDINANCE NO. 2004-001 (APPROVED JANUARY 12, 2004)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT AREA, PURSUANT TO SUBDIVISION (c) OF HEALTH AND SAFETY CODE SECTION 33333.2 AND SUBPARAGRAPH (C) OF PARAGRAPH (2) OF SUBDIVISION (e) OF SECTION 33333.6 OF THE CALIFORNIA HEALTH AND SAFETY CODE, REGARDING CERTAIN TIME LIMITS APPLICABLE TO THE REDEVELOPMENT PLAN.

**THE FOLLOWING ORDINANCE APPLIES TO THE FIRST THREE COMPONENT AREAS:**

ORDINANCE NO. 2005-006 (APPROVED SEPTEMBER 12, 2005)
AN ORDINANCE OF THE CITY OF CULVER CITY, CALIFORNIA AMENDING THE REDEVELOPMENT PLAN FOR THE CULVER CITY REDEVELOPMENT PROJECT AREA TO EXTEND CERTAIN TIME LIMITS APPLICABLE TO THE REDEVELOPMENT PLAN (SB1096).

ATTACHMENT 4

# IMPLEMENTATION PLAN
# for the
# CULVER CITY REDEVELOPMENT PROJECT

January 1, 2010 through December 30, 2014

*DRAFT*

*November 5, 2009*

Culver CITY

# The Five-Year Implementation Plan

## Introduction

Culver City's *Implementation Plan* is the product of several Redevelopment program activities including the Redevelopment Agency's budgets, comprehensive work plans, Capital Improvement Plan, Comprehensive Housing Strategy and the proposed Cooperative Agreement between the City and the Agency. The items included in this plan have been the subject of public outreach discussions and vetted through the budget approval process in open session of the City Council and the Redevelopment Agency Board, during which the public is invited to speak and participate.

Further, during the early stages of work program development, public inclusion in development decisions and plans is encouraged through the participation of the Advisory Committee on Redevelopment ("ACOR"). Each capital improvement item listed in the Cooperation Agreement is itself the subject of separate public discussion and approval of City Council and the Agency as part of the open session discussion between the City and the Agency.

These measures ensure the *Implementation Plan* reflects public input direct citizen participation and approval by their elected representatives from a comprehensive citizen participation process.

The Agency has prepared this Implementation Plan for the years 2010-2014, pursuant to the requirements of the California Community Redevelopment Law. This *Implementation Plan* contains the specific goals and objectives of the Agency for the *Culver City Redevelopment Project*, the specific programs including potential projects proposed to be implemented and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and estimated expenditures will eliminate blight within each project area and implement the Low and Moderate Income Housing Fund requirements of California Health and Safety Code Sections 33334.2, 33334.4, and 33334.6.

The nature of redevelopment activity is fluid and changeable over time. Because this *Implementation Plan* addresses an extended period of time, it does not reflect specific commitments by the Agency. Rather, this *Implementation Plan* is an expression of the goals and objectives of the Agency with indications of non-exclusive examples of how these goals and objectives may be implemented. The adoption of this *Implementation Plan* does not constitute an approval of any specific program, project or expenditure and does not change the need to obtain any required approval of a specific program, project or expenditure from the Agency Board of Directors.

This *Implementation Plan* also expresses the manner in which the Agency intends to implement the redevelopment plan in conformance with the applicable portions of the comprehensive General Plan for the City of Culver City. However, this *Implementation Plan* is prepared and approved by the Agency and is not intended to be a part of the General Plan of the City of Culver City.

A draft of this *Implementation Plan* was made available for public review beginning November 5, 2009. A noticed public hearing on the *Implementation Plan* was held by the Agency on December 7, 2009. This *Implementation Plan* was approved by the Agency on December 7, 2009.

## Background

The Agency was created in 1971 to reverse blighting trends and to facilitate the City's desire to take a proactive part in shaping its own destiny. The Agency is separate from the City as a separate legal and financial entity that operates under the California Redevelopment Law, codified as §330000 et. seq. of the California Health and Safety Code. State law empowers an Agency to implement adopted redevelopment plans through a wide range of powers. An Agency's authority enables it to act as a catalyst to stimulate development and provide housing where the private sector has not been able to accomplish the same acting on its own. Towards that purpose, in 1971 the Agency established what was then known as the "Slauson-Sepulveda Redevelopment Project No. 1" and the "Overland-Jefferson Project No. 2", followed by the "Washington-Culver Project No. 3" in 1975.

In 1998, the Agency made several sweeping changes. By Ordinance No. 98-014 adopted by the City Council on November 23, 1998 the redevelopment plan for each of the three projects was amended to merge the separate projects into a single project, known as the "Culver City Redevelopment Project." The City Council also adopted Ordinance No. 98-015, which added the territory known as "Component Area No. 4" to the newly merged Project Area. Currently, the Culver City Redevelopment Project comprises 1,286 acres, or about 40% of the area of the city. Figure No. 1 is a map of the project area. The Redevelopment Plan for the Culver City Redevelopment Project contains land use and development goals, and the means to implement them. Currently, the Redevelopment Plan is in effect through 2014 for Component Area Nos. 1 and 2, through 2018 for Component Area No. 3, and through 2029 for Component Area No. 4.

Today, the Agency continues its mission under the guidance of the Redevelopment Plan for the Project Area. Projects, programs and other activities listed in this "Implementation Plan" are derived from activities and goals in the Redevelopment Plan. In practice, the Implementation Plan sets shorter term goals within the overall framework of the Redevelopment Plan.

As a result of legislation passed in 1993, (codified in §33490 of the California Health and Safety Code) all redevelopment agencies in California have been required to adopt Implementation Plans for each redevelopment project area. The Implementation Plans are to cover a five-year period and must be revised and re-adopted every five years.

## Objectives

There should be little doubt about the success of past Culver City Redevelopment Agency (the "Agency") initiatives. Since the inception of the first project area in 1971, bold transformations of formerly under performing areas have helped to generate positive interest in Culver City as a place to live, work, shop and do business. During the 2005-2009 time frame covered by the most recent Implementation Plan the Agency embarked on an extensive program of property acquisition to address economic needs and to eliminate blight. However, the nationwide recession which unfolded towards the end of this period will require the Agency to demonstrate much patience in seeing these initiatives through. This economic downtown has drastically affected the developers, lenders and tenants with whom the Agency must partner with, by placing many efforts on hold until the economy picks up. Moreover, the state legislature's method for balancing the State's budget in recent years by re-allocating tax increment funds from Redevelopment Agencies to the Educational Revenue Augmentation Fund has reduced the funding available to the Agency to carry out its programs and activities.

This edition of the *Implementation Plan* is effective for the five year period from 2010 through 2014, inclusive. Of the activities the Agency will pursue during this time frame, the transit oriented development at the intersection of Washington Boulevard and National Boulevard is the largest by various measures. This site is not only the largest in land area and cost, but more importantly, it will have the largest local and regional impact upon completion. Within a few years, the Metropolitan Transit Authority will have completed the Exposition Light Rail Transit Line from downtown Los Angeles to eastern Culver City. The Agency has acquired the adjoining 2.2 acres of older commercial properties in order to re-direct the development of this site into a commercial/residential mixed use complex that will synergistically integrate with the transit station. The project will provide new choices in housing and transportation, consistent with the latest models of 21st century urban development.

In 1998 the Agency expanded the project area by adding Component Area No. 4 leading to Agency investments in the area along Washington Boulevard, west of Overland Avenue. Pockets of blight have been removed and the Agency has been in different stages of development talks with various developers. This area is primed for new economic development as the economy improves.

For many years, market economic forces and a scarcity of land have limited private new construction of residential units in Culver City to a handful of units per year. A convergence of forces in the next five years will result in new efforts to expend the Agency's 20% Low- and Moderate-Income Housing Fund resulting in new, affordable units. The Agency-owned properties on Globe Avenue will be the site of the first residential new construction project ever completed by the Agency. Also, the Agency will continue existing programs to provide housing opportunities for all income levels.

The goals and objectives contained herein re-affirm the Agency's commitment to its core goals. By achieving the Agency's goals and objectives Culver City will maintain its reputation as a pre-eminent location on Los Angeles' Westside.

## *Time Limits for Each Component Area*

### Component Area No. 1:

Commencement of Eminent Domain: December 23, 2010
Establishment of Loans Advances
and Indebtedness: July 26, 2011
Effectiveness: July 26, 2014
Repayment of Indebtedness: July 26, 2024
Tax Increment Cap: $755,000,000

### Component Area No. 2

Commencement of Eminent Domain: December 23, 2010
Establishment of Loans Advances
and Indebtedness: December 28, 2011
Effectiveness: December 28, 2014
Repayment of Indebtedness: July 26, 2024
Tax Increment Cap: $830,000,000

### Component Area No. 3

Commencement of Eminent Domain: December 23, 2010
Establishment of Loans Advances
and Indebtedness: January 1, 2014
Effectiveness: November 25, 2018
Repayment of Indebtedness: November 25, 2028
Tax Increment Cap: $3,080,000,000

### Component Area No. 4

Commencement of Eminent Domain: December 23, 2010
Establishment of Loans Advances
and Indebtedness: November 23, 2018
Effectiveness: November 23, 2029
Repayment of Indebtedness: November 23, 2039
Tax Increment Cap: $100,000,000

## 1. *Blighting Conditions Within the Project Area*

When a redevelopment area is created, a report to City Council is prepared, which among other things, must include a list of the blighting factors existing in the proposed redevelopment area. Over time, particularly in the older component areas, the number of blighting conditions has been reduced, as a result of successful redevelopment. Nevertheless blighting conditions do remain to be addressed in the future. The blighting conditions that are to be addressed in this Implementation Plan and future activities of the Agency are as follows:

**Component Area No. 1**

1.1 In the area near Selmaraine Drive, fragmented land parcels, multiple ownership of the land and industrial uses with inadequate parking, loading areas and infrastructure still remain. In addition, many buildings are substandard or in disrepair.

1.2 Corporate Pointe has yet to reach full build out.

1.3 The roadway and utility infrastructure is substandard in some areas, especially the Selmaraine area.

1.4 The community open space and recreational and public facility space is less than the recommended standard of 4 acres per thousand of population.

1.5 Increases in regional and local traffic continue to impact Component Area No. 1.

1.6 Code enforcement has identified issues in the western corner of the Component Area west of Sepulveda.

1.7 Obsolete parcel pattern hinders development pursuant to general plan and zoning and reinvestment.

1.8 Business vacancies high north of mall due to economic downturn and closures of major retailers.

**Component Area No. 2**

2.1 The Kinston Avenue multiple family residential area is currently suffering from the effects of deferred maintenance, and lack of open space.

2.2 The roadway and utility infrastructure is substandard in some areas.

2.3 Community open space, recreational and public facility space is substandard in Component Area No. 2.

2.4 Increases in regional and local traffic continue to impact Component Area No. 2.

2.5 Parking is inadequate for either existing businesses or any potential economic enhancement.

2.6 Code enforcement has identified issues in apartment buildings south of Kinston Avenue.

2.7 Obsolete lot pattern and building design hinders reinvestment and development pursuant to general plan and zoning, along Jefferson Boulevard in the vicinity of Overland Avenue.

2.8 Potentially depreciated property values were observed in along Jefferson Boulevard in the vicinity of Overland Avenue. This is especially the case where parcel patterns hinder new investment.

**Component Area No. 3**

3.1 Poor site planning resulting in inadequate parking and loading areas, poor interior vehicular circulation, inadequate landscaping, and non conforming signage.

3.2 Inadequate provision for light, ventilation, sanitation, open spaces, and recreation facilities primarily in the industrial and residential areas.

3.3 Age, obsolescence, deterioration, dilapidation, in both the commercial and industrial areas; of buildings, and industrial uses which adversely impact nearby residential uses.

3.4 The past subdivision and sale of lots of irregular form and shape and irregular size for proper usefulness and development primarily, in the industrial areas.

3.5 The existence of inadequate streets, open space, and utilities primarily in the industrial areas.

3.6 Depreciated property values are in evidence east of the Culver Boulevard/Washington Boulevard intersection. This is evidenced by abandoned commercial uses, vacant buildings, and apparent lack of re-investment. Obsolescence also is an indicator of depreciated property values, in that reinvestment is difficult, which reduces market values for properties.

3.7 Significant business vacancies were noted in the eastern end of the Component Area.

3.8 In the "Blackwelder/Smiley Area," fragmented land parcels, and industrial uses with inadequate parking, loading areas and infrastructure still remain. In addition, some buildings are substandard or in disrepair.

3.9 Code enforcement has identified issues concentrated east of Hargis Street and in the vicinity of National Boulevard and Washington Boulevard.

3.10 Very low water pressure and substandard hydrant spacing contribute to fire safety issues.

**Component Area No. 4**

4.1 Up to half of all buildings are in some degree of disrepair; which could be considered unsafe or unhealthy.

4.2 Property values for deteriorated buildings are less than those that are structurally sound.

4.3 Code enforcement has identified issues related to inadequate maintenance, lack of setbacks, and illegal additions concentrated along Washington Boulevard between Glencoe Avenue and Sawtelle Boulevard. These conditions are mostly concentrated in the backs of lots

4.4 Average age of structure is 45 years old; average age of structures in need of moderate repairs is 60 years old.

4.5 Many out-of-date or inadequately located fire hydrants.

4.6 A large majority of dwelling units owned by absentee owners.

4.7 A large majority of structures suspected to have lead based paint.

4.8 A large majority of structures suspected to have asbestos.

4.9 More than 50% of all commercial properties exhibit signs of obsolescence.

4.10 Long, linear layout of commercial areas creates fast-moving traffic and makes parking, pedestrian circulation, and shipping/receiving difficult.

4.11 Average commercial parcel only 0.22 acres; average industrial parcel only 0.77 acres.

4.12 56 parcels have uses that are incompatible with the adjacent uses or do not conform to the General Plan.

4.13 23% of parcels are too small or irregularly shaped.

4.14 Some commercial parcels are only 25' wide; others are only 50' deep.

4.15 A section of Washington Boulevard has part of the parcels in Culver City and part in Los Angeles.

4.17 The cost of public improvements needed to make the amendment area adequate ~~is~~ exceeds $10,000,000.

4.18 Depreciated property values are in evidence east of the Culver Boulevard/Washington Boulevard intersection. This is indicated by abandoned commercial uses, vacant buildings, and apparent lack of re-investment.

4.18 There is an insufficient number of basic services to serve the population, (i.e. there is only two supermarkets, one drug store and four banks.

4.19 Obsolete lot pattern and building design hinders reinvestment and development pursuant to general plan and zoning along portions of Washington Boulevard west of Overland Avenue.

4.20 Significant business vacancies were noted in the eastern end of the Component Area.

## 2. *Specific Goals, Objectives and Programs and estimated expenditures for the next five years.*

The following goals, objectives, programs and estimated expenditures address the blighting conditions described earlier in this Implementation Plan.

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Goal 1.0 Eradicate blighting influences in the Project Area.** | | |
| **Objective 1.1 Improve roadways and utility infrastructure in the Project Area.** | | |
| 1. Facilitate the construction of public transportation improvements throughout the Project Area. | UNKNOWN | 1.5, 2.4 |
| 2. Facilitate the construction of pedestrian access, bikeways and circulation improvements throughout the Project Area. | UNKNOWN | 1.5, 2.4, 3.5 |
| 3. Replace the aging Overland Avenue bridge. | UNKNOWN | 2.2, 2.4 |
| 4. Replace aging high voltage street lights with low energy use lighting. | UNKNOWN | 1.3, 3.5 |
| 5. Replace overhead utility lines on major corridors with underground facilities. | UNKNOWN | 1.3, 3.5 |
| 6. Repair Washington Boulevard roadway. | $1,000,000 | 3.5, 3.6 |

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Objective 1.2 Facilitate private investment in the industrial areas in the Project Area.** | | |
| 1. Complete land use planning analysis and parking strategy, encourage hazardous material remediation, and where appropriate, construct needed public improvements in the Hayden, Selmaraine and Blackwelder/Smiley industrial areas. | UNKNOWN | 1.1, 1.3, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4.12, 4.17, 4.20 |
| 2. Monitor and manage proposals for the conversion of existing industrial buildings for new "high tech" uses. | UNKNOWN | 1.1, 1.3, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.12, 4.17, 4.20 |
| 3. Negotiate and implement agreements for private reinvestment and redevelopment of sites in the Selmaraine, Jefferson Boulevard, Hayden Tract and Blackwelder/Smiley area and other industrial areas in the Project Area. | UNKNOWN | 1.1, 1.3, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.12, 4.17, 4.20 |
| 4. Utilize Agency authority to acquire and assemble appropriate industrial development sites for disposition and redevelopment in the Project Area. | UNKNOWN | 1.1, 1.3, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.12, 4.17, 4.20 |
| 5. Determine and implement a creative re-use of the MTA Spur in the Hayden Tract. | $10,000 | 3.1, 3.4 |
| 6. Develop additional parking facilities in the Hayden Tract. | $10,000,000 | 3.1, 3.4 |

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Objective 1.3 Facilitate private investment in the Washington Boulevard commercial area.** | | |
| 1. Acquire scattered site properties in the East Washington commercial area for off street parking development. | UNKNOWN | 3.1, 3.4, 3.7, 3.6 |
| 2. Utilize Agency authority to acquire and assemble appropriate East Washington development sites for disposition and redevelopment. | UNKNOWN | 3.1, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 |
| 3. Utilize Agency authority to acquire and assemble appropriate West Washington development sites for disposition and redevelopment. | UNKNOWN | 4.1, 4.2, 4.3, 4.4, 4.6, 4.7, 4.8, 4.9, 4.10, 4.11, 4.12, 4.13, 4.14, 4.19 |

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Objective 1.4 Facilitate private investment in Downtown commercial area.** | | |
| 1. Utilize Agency authority to acquire and assemble appropriate Downtown development sites for disposition and redevelopment. | UNKNOWN | 3.1, 3.3 |
| 2. Continue support of the certified farmers market, public performance events, and other promotional activities in Downtown. | $775,000 | 3.6, 3.7 |
| 3. Continue operation and management of Agency owned public facilities in Downtown including Ivy Substation, Watseka parking structure, Cardiff parking structure and Ince parking structure. | $6,500,000 | 3.1, 3.6, 3.7 |
| 4. Provide loans to attract key retail and other diversified use tenants | $1,500,000 | 3.3, 3.6, 3.7 |

ATTACHMENT 4

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Objective 1.5 Facilitate private investment in the Sepulveda Boulevard commercial area.** | | |
| 1. Facilitate development of off street parking resources in the Sepulveda Boulevard area. | UNKNOWN | 4.10 |
| 2. Continue to support revitalization and expansion of the Westfield Culver City (formerly Fox Hills Mall). | $4,213,250 | 1.8 |
| 3. Utilize Agency authority to acquire and assemble appropriate Sepulveda Boulevard development sites for disposition and redevelopment. | UNKNOWN | 4.1, 4.2, 4.3, 4.4, 4.6, 4.7, 4.8, 4.9, 4.11, 4.12, 4.13, 4.14, 4.16, 4.18, 4.19 |
| 4. Invest in new public improvements. | $250,000 | 4.5, 4.16 |

| Description of Goals, Objectives and Programs | ***Estimated Expenditure*** | ***Blighting Conditions Addressed*** |
|---|---|---|
| **Goal 2.0 Return land to productive use through a coordinated program of new construction, rehabilitation, and supportive public improvements in the Project Area.** | | |
| **Objective 2.1 Facilitate appropriate development of vacant or underutilized sites in the Project Area.** | | |
| 1. Accomplish the private reuse/redevelopment of Parcel B (formerly "Block C"). | UNKNOWN | 3.1, 3.7 |
| 2. Accomplish the private reuse/redevelopment of the remaining Corporate Pointe development sites. | UNKNOWN | 1.2 |
| 3. Accomplish the private reuse/redevelopment of Washington/National site adjacent to the Exposition Right of Way in cooperation with MTA. | $23,000,000 | 3.6, 3.7, 3.9 |
| 4. Facilitate private development of the vacant Jefferson Boulevard industrial sites. | UNKNOWN | 2.2, 2.4, 2.7, 2.8 |
| 5. Utilize Agency authority to acquire and assemble appropriate development sites for disposition and redevelopment in the Project Area. | UNKNOWN | 1.1, 1.4, 1.5, 1.6, 1.7, 2.2, 2.3, 2.4, 3.1, 4.1, 4.4 |
| 6. Complete the build out of Corporate Pointe | UNKNOWN | 1.2 |
| 7. Accomplish the private reuse/redevelopment of the Washington/Centinela, Baldwin and Pleasantview sites. | $1,650,000 | 4.1, 4.2, 4.3, 4.4, 4.7, 4.8, 4.9, 4.10 |
| 8. Develop new, affordable housing units, in compliance with RHNA, inclusionary housing and replacement housing obligations. | UNKNOWN | 2.1, 4.6 |
| 9. Accomplish the private reuse/redevelopment of the former Fire Station No. 3 on Segrell Way. | UNKNOWN | 4.4, 4.12, 4.13 |

ATTACHMENT 4

| Description of Goals, Objectives and Programs | *Estimated Expenditure* | *Blighting Conditions Addressed* |
|---|---|---|
| **Goal 3.0 Help create economic stability for existing developments in the Project Area.** | | |
| **Objective 3.1 Protect and enhance existing developments in the Project Area.** | | |
| 1. Provide Rehabilitation Patrol Services for redevelopment project sites to protect Agency investment in the Project Area. | $1,625,000 | 1.6, 2.6, 3.9, 4.3 |
| 2. Participate in regional sub groups to monitor west-side traffic impacts on the Project Area. | UNKNOWN | 1.5, 2.4 |
| 3. Work with property and business owners in selected target areas of the Project area to pursue marketing programs and to provide financial assistance as necessary. | $300,000 | 2.5, 3.6, 4.19, 4.20 |
| 4. Assist business improvement district strategies in Downtown and other targeted commercial areas in the Project Area. | $560,000 | 3.7 |
| 5. Evaluate and continue the general economic development strategy to protect and enhance the Agency's investment in the Project Area. | $50,000 | 2.5, 3.6, 4.19, 4.20 |
| 6. Expand marketing and cultural programs which provide economic impact in the Project Area. | $200,000 | 3.6, 3.7, 4.20 |
| 8. Continue to coordinate the resources of other agencies to fund tenant improvements and other business capital costs for business expansion, retention, and recruitment in the Project Area. | $500,000 | 1.3, 1.4, 3.7, 4.19, 4.20 |
| 9. Continue to implement the effective, focused financial incentive programs that achieve measurable goal of encouraging preferred business types in the Project Area. | $150,000 | 1.3, 1.4, 3.7, 4.19, 4.20 |
| 10. Continue to support historic preservation efforts in the Project Area. | $67,500 | 4.3 |
| 11. Implement facade rehabilitation programs for commercial areas in the Project Area through Area Improvement Plans (A.I.P.). | $300,000 | 1.1, 1.3, 1.4, 2.7, 3.1, 3.3, 3.7, 4.1, 4.2, 4.4, 4.9, 4.17, 4.19, 4.20 |

| | | |
|---|---|---|
| 12. Rehabilitate or replace outdated public facilities to improve public safety and enhance the quality of life | $4,125,000 | 1.1, 1.3, 1.4, 3.5, 3.8, 3.10, 4.5 |
| 13. Implement streetscape and median improvements in the West Washington A.I.P. | $450,000 | 4.10, 4.17 |

| | ***Estimated Expenditure*** | ***Blighting Conditions Addressed*** |
|---|---|---|
| **Objective 3.2 Facilitate the enhancement of the urban design quality of the Project Area.** | | |
| 1. Continue to support public arts programs for the Project Area. | $1,700,000 | 1.4, 2.3, 3.2 |

## *3. THE AGENCY'S HOUSING OBLIGATIONS UNDER THE COMMUNITY REDEVELOPMENT LAW*

The California Community Redevelopment Law (Health and Safety Code sections 33000 et *seq.*) requires this Implementation Plan to address how the Agency is going to meet its housing responsibilities, which can be summarized as follows:

**SECTION 33334.2: SET ASIDE REQUIREMENTS - Post 1977 Plans**

The Agency has an obligation to deposit not less than 20% of gross tax increment revenues from project areas adopted after January 1, 1977 into a separate Low and Moderate Income Housing Fund (also known as a "Set Aside Fund") to increase, improve, and preserve the City's supply of affordable housing. Component Area No. 4 is the only component area adopted after January 1, 1977.

**SECTION 33334.6: SET ASIDE REQUIREMENTS - Pre 1977 Plans**

The Agency has an obligation to deposit not less than 20% of gross tax increment revenues from project areas adopted prior to January 1, 1977 into a separate Set Aside Fund to increase, improve, and preserve the City's supply of affordable housing, except that in each fiscal year prior to July 1, 1996, the Agency may deposit less than 20% if the Agency finds that the reduced payments are necessary for the orderly and timely completion of public and private projects, programs or activities (collectively, "Programs") approved by the Agency prior to January 1, 1986. The Agency adopted Resolution Nos. 86-A020, 86-A021 and 86-A022 on August 25, 1986, after a noticed public hearing, which contain statements of these Programs. The difference between the actual amount deposited prior to July 1, 1996 and the 20% deposit is referenced hereinafter as "the Difference"). As of June 30, 2009, the Difference is currently $32,992,365. During this Implementation Plan period, the Agency will use its non-Set Aside tax increment revenues from Component Area Nos. 1-3 to reduce the Difference, to the extent feasible. The Agency's plans to reduce the Difference are likely to be thwarted by the State of California's unconstitutional raid of Agency funds in the approximate amount of $10,995,000 in fiscal year 2009-2010 and $2,251,000 in fiscal year 2010-2011 as a result of the emergency passage of ABx4 26. The California Redevelopment Association ("CRA") has filed a challenge to ABx4 26, however, the outcome of this lawsuit is uncertain. The Agency agrees with CRA's position that ABx4 26 is unconstitutional.

## SECTION 33334.4: PROPORTIONALITY REQUIREMENTS

The Agency is required to expend its Set Aside Funds for a ten year compliance period determined for each component area in the following proportions:

Very Low and Low Income Households

Set Aside Funds for persons of very low income in at least the same proportion as the total number of housing units needed for very low income persons compared against the total number of housing units needed for persons of very low, low, and moderate within the City.

Set Aside Funds for persons of low income in at least the same proportion as the total number of housing units needed for low income persons compared against the total number of housing units needed for persons of very low, low, and moderate within the City.

The City's housing needs have been determined by the Southern California Association of Governments ("SCAG") in accordance with Government Code section 65584, as published in the City's 2008-20014 Housing Element, as follows:

| | Income Category | | |
|---|---|---|---|
| | Very Low | Low | Moderate |
| Regional Housing Needs (RHNA) | 129 | 71 | 71 |

The minimum percentage of Set Aside Funds used to assist the following income categories during the Compliance Period is:

Very Low: (129/271) = 47.6%
Low: (71/271) = 26.2%

All Households Regardless of Age

Set aside funds for all households regardless of age (non senior restricted) must be expended in the same proportion as the number of low income households with a member under 65 years of age to the total number of low-income households as reported in the most recent census of the United States Bureau.

According to the most recent Census (2000), the total number of low-income households for Culver City is 3956. The total number of low income households with a member under age 65 is 2592. Consequently, the minimum percentage of Set Aside Funds that can be spent on all households regardless of age during the Compliance Period is (2592/3956) = 65.5%.

Compliance Periods

For Component Areas No. 1-3, the Agency must satisfy these proportionality expenditure requirements from January 1, 2002 through December 31, 2014. This period includes a two year grace period authorized by statute.

For Component Area No. 4, the Agency must satisfy these proportionality expenditure requirements from November 23, 2008 through November 23, 2018.

The Agency will use the programs listed under Section 5 of this Implementation Plan to expend its Set Aside Funds in accordance with the above referenced proportionality requirements during each respective compliance period.

The table, below, provides the amount of Set Aside Funds used to assist affordable housing over the last five year implementation period (2004-09). During that period, the Agency spent approximately 55% of its Set Aside Funds on very low income housing and 22% of its Set Aside Funds on low income housing. Because the very low income category is a subset of the low category, any Set Aside Fund expenditures on very low income housing in excess of the minimum required amounts for very low income housing may be counted towards the low income housing requirements. Consequently, the Agency appears to be on track for meeting its expenditure income targeting requirements.

## Housing Assistance Expenditures By Income Category

**2004-2009**

| | Very Low | | Low | | Moderate | |
|---|---|---|---|---|---|---|
| **Project** | **Units** | **$** | **Units** | **$** | **Units** | **$** |
| | | | | | | |
| Alternative Living for the Aging | 507 | 210,385 | 132 | 54,775 | 44 | 18,258 |
| Home Secure | 87 | 51,236 | 73 | 42,991 | 60 | 35,335 |
| Housing Rights Center | 914 | 47,884 | 516 | 27,033 | 384 | 20,118 |
| Neighborhood Preservation (NPP) | 198 | 581,659 | 68 | 199,762 | 63 | 185,073 |
| NPP Jackson Rehab | 7 | 140,467 | 1 | 20,067 | 0 | 0 |
| NPP Barman House Rehab | 6 | 106,788 | 0 | 0 | 0 | 0 |
| Rental Assistance Program | 142 | 958,699 | 27 | 182,288 | 0 | 0 |
| Culver Terrace | 37 | 453,573 | 25 | 306,468 | 19 | 232,916 |
| GrandView Palms | 0 | 0 | 1 | 187,071 | 3 | 561,212 |
| | | | | | | |
| | | | | | | |
| **TOTAL** | **1,898** | **$2,550,691** | **843** | **$1,020,455** | **573** | **$1,052,912** |

On March 17, 2008, the Agency adopted a Comprehensive Housing Strategy ("CHS") to address the Agency's use of Set Aside Funds to address the City's affordable housing needs, based upon projections provided by the State and Regional Housing Needs Assessments ("RHNA"). The CHS identifies potential housing development sites, related development costs, funding sources, funding allocation and project implementation over a 7.5 year planning period. The Project Summary Table (Attachment 7) of the CHS specifically describes the Agency's supported projects with targeted income categories. The Agency will use these projects and the programs listed under Section 5 of this Implementation Plan to expend its Set Aside Funds in accordance with the above referenced proportionality requirements during each respective compliance period.

## REPLACEMENT HOUSING

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency must, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency. The replacement dwelling units must be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units. No planned projects will result in the destruction of existing affordable housing within Component Area Nos. 1-3. To the extent that any projects cause destruction or removal of affordable housing from Component Area No. 4, the Agency will comply with these requirements.

The Agency anticipates that at least three planned Agency projects (Globe, Lafayette, and Venice Boulevard) will cause destruction or removal of existing affordable housing units; however, all of these units will be replaced with comparable housing in accordance with the above referenced requirements and Agency approved replacement plans.

## Section 33413(b) – INCLUSIONARY HOUSING

The following inclusionary housing requirements apply to plans adopted after January 1, 1976. Consequently, these inclusionary requirements only apply to Component Are No. 4.

Agency Developed Units

Prior to the time limit on the effectiveness of the redevelopment plan at least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. The Agency does not intend to develop any new or substantially rehabilitated units in Component Area No. 4.

Non-Agency Developed Units

Prior to the time limit on the effectiveness of the redevelopment plan at least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

To satisfy the requirements of paragraph (1) and subparagraph (A), the Agency may purchase, or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on multifamily units that restrict the cost of renting or purchasing those units that either: (i) are not presently available at affordable housing cost to persons and families of low or very low income households, as applicable; or (ii) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families.

The Agency anticipates purchasing covenants for its Wade Street project.

Compliance Period

The inclusionary housing requirements for Component Area No. 4 must be met during the period from November 23, 2008 through November 23, 2018.

On March 17, 2008, the Agency reviewed the Comprehensive Housing Strategy (CHS) which outlined the allocation of Housing Set Aside Funds to meet the requirements of RHNA and the City's affordable housing need. The strategy is based upon the concept of providing low density, smaller, scattered sites, and mixed income housing developments throughout the City.

The table on the following page, provides projected housing units and expenditures through 2018/19.

| HOUSING PRODUCTION PROGRAMS | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 | 2016/2017 | 2017/2018 | 2018/2019 | 10 Year Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Globe Ave. Properties<br>Units (8-mod)<br>Expenditures | 1,600,000 | 1,600,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8<br>$3,200,000 |
| Lafayette Properties<br>Units (2-vl, 2-low, 2-m)<br>Expenditures | 875,000 | 875,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6<br>$1,750,000 |
| Washington Pl (Pleasant View)<br>Units (5 low, 10 mod)<br>Expenditures | 7,600,000 | 7,600,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15<br>$15,200,000 |
| Midway<br>Units (1-vl, 1-low, 2-m)<br>Expenditures | 0 | 0 | 1,275,000 | 1,275,000 | 0 | 0 | 0 | 0 | 0 | 0 | 4<br>$2,550,000 |
| Venice Boulevard Properties<br>Units (4-vl, 4 low, 7 mod)<br>Expenditures | 0 | 0 | 0 | 0 | 4,750,000 | 4,750,000 | 0 | 0 | 0 | 0 | 15<br>$9,500,000 |
| Sepulveda/Sr. Hsg<br>Units (20-vl, 13-low)<br>Expenditures | 0 | 0 | 0 | 0 | 5,550,000 | 5,550,000 | 0 | 0 | 0 | 0 | 33<br>$11,100,000 |
| W. Washington Pl. (Grand View)<br>Units (40-vl, 20-low, 32-mod)<br>Expenditures | 0 | 0 | 0 | 0 | 0 | 0 | 14,625,000 | 14,625,000 | 14,625,000 | 14,625,000 | 92<br>$58,500,000 |
| E. Washington Bl. | | | | | | | | | | | 50 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (ECF) Units (40-vl, 10-low) Expenditures | 0 | 0 | 0 | 0 | 0 | 0 | 6,750,000 | 6,750,000 | 0 | 0 | 13,500,000 |
| **TOTAL HOUSING PRODUCTION UNITS** | | | | | | | | | | | 223 |
| **TOTAL HOUSING PRODUCTION EXPENDITURES** | $10,075,000 | $10,075,000 | $1,275,000 | $1,275,000 | $10,300,000 | $10,300,000 | $21,375,000 | $21,375,000 | $14,625,000 | $14,625,000 | $115,300,000 |

### 4. *Amounts available in the Low- and Moderate-Income Housing Fund and the estimated amounts which will be deposited in the Low- and Moderate-Income Housing Fund during each of the next five years.*

The Housing Fund Beginning Balance as of July 1, 2009 is $19,000,000 (unaudited).

The following is a table of budgeted expenditures for the first two fiscal years and proposed for the final three fiscal years for the period from fiscal year 2009/2010 to fiscal year 2013/2014.

| **HOUSING PRODUCTION PROGRAMS** | | **2009/2010** | **2010/2011** | **2011/2012** | **2012/2013** | **2013/2014** | **5 Year Totals** |
|---|---|---|---|---|---|---|---|
| Globe Avenue Properties | Units | 0 | 8 | 0 | 0 | 0 | 8 |
| | Expenditures | 1,600,000 | 1,600,000 | 0 | 0 | 0 | $3,200,000 |
| Lafayette Properties | Units | 0 | 6 | 0 | 0 | 0 | 6 |
| | Expenditures | 875,000 | 875,000 | 0 | 0 | 0 | $1,750,000 |
| Washington Pl.(Plst View) | Units | 0 | 15 | 0 | 0 | 0 | 15 |
| | Expenditures | 7,600,000 | 7,600,000 | 0 | 0 | 0 | $15,200,000 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Midway Units | 0 | 0 | 0 | 4 | 0 | 4 |
| Expenditures | 0 | 0 | 1,275,000 | 1,275,000 | 0 | $2,550,000 |
| Venice Blvd Properties Units | 0 | 0 | 0 | 0 | 0 | 0 * |
| Expenditures | 0 | 0 | 0 | 0 | 4,750,000 | $4,750,000 |
| Sepulveda/Sr. Housing Units | 0 | 0 | 0 | 0 | 0 | 0 * |
| Expenditures | 0 | 0 | 0 | 0 | 5,550,000 | $5,550,000 |
| **TOTAL HOUSING PRODUCTION UNITS** | 0 | 29 | 0 | 4 | 0 | 33 |
| **TOTAL HOUSING PRODUCTION EXPENDITURES** | $10,075,000 | $10,075,000 | $1,275,000 | $1,275,000 | $10,305,000 | $33,005,000 |

* Units are not projected to come online until FY 2014/2015.

Estimated amounts that will be deposited in the Housing Fund are as follows:

| | **2009/2010** | **2010/2011** | **2011/2012** | **2012/2013** | **2013/2014** | **5 Year Totals** |
|---|---|---|---|---|---|---|
| Tax Increment | $7,235,400 | $7,724,000 | $8,115,600 | $8,617,200 | $9,257,800 | $40,950,000 |
| Interest (investment) | 307,000 | 304,000 | 305,000 | 340,000 | 380,000 | $ 1,636,000 |
| Total Housing Funds | $7,542,400 | $8,028,000 | $8,420,600 | $8,957,200 | $9,637,800 | $42,586,000 |

## 5. *Description of the Agency's Housing Programs*

The following programs are projected to satisfy the Agency's housing requirements:

Emergency Homeless Hotel/Motel Voucher
To provided emergency hotel/motel vouchers to the homeless.

Fair Housing
Contracts with Housing Rights Center as an avenue to provide information, support and counseling regarding housing discrimination complaints, and tenant rights.

Globe Avenue
Agency owned site purchased from CalTrans for the creation of affordable housing.

Home Secure Program
Contracts with Jewish Family Service of Los Angeles, a non-profit corporation, to install security and safety devices and offer education and community resource information to eligible households.

Lafayette Properties
Agency owned properties which will be available for the creation of new construction townhomes.

Landlord Tenant Mediation
An avenue for tenants and landlords to solve rent increase issues through mediation. Since the creation of the Landlord Tenant Mediation Board in 1981, we have scheduled five hundred seventy-six (576) mediation sessions.

Mortgage Assistance Program (MAP)
This program was eliminated in 2005, however, there is ongoing service maintenance of previous covenants. Research is being conducted for the feasibility of resurrecting this program for new construction projects such as Globe and Lafayette.

Neighborhood Preservation Program
Provides grants, rebates, and deferred loans for single and multi-family housing rehabilitation occupied by low-to-moderate income households.

Neighborhood Preservation Program - Green
Provides funding for environmentally sustainable rehabilitation of affordable single and multifamily housing.

Neighborhood Revitalization
Collaboration of Housing, Redevelopment, City Attorney's Office, Building Safety, Code Enforcement and the Fire Department to address the needs of focus neighborhoods to decrease nuisance, neglect and blight.

Owner Outreach and Incentives
Designed to retain and attract income property owners to participant in Culver City Housing rental assistance programs through creative marketing techniques, special incentives, owner workshops, and other additional forms of owner recognition.

Property Acquisition and Rehabilitation
This program is designed to address the production and rehabilitation of affordable housing such as Globe, Lafayette and Wade.

Rental Assistance Program (RAP)
Provides rental assistance for 100 very low to low income tenants. Through this program, homeless individuals and families are referred to St. Joseph Center, a temporary shelter facility. Referrals are made for emergency RAP and hotel/motel vouchers are provided through this program.

Shared Housing for the Elderly
Contracts with Alternative Living for the Aging, a non-profit corporation, which matches seniors who wish to share their home with others.

St. Joseph's Center
Provides professional services such as case management, needs assessment, job development services, supportive service, housing counseling, and homeless outreach.

Wade Street
Substantial rehabilitation of two (2) ten-unit, multi-family buildings. Will assist up-to-moderate income households.

Washington Place (Pleasant View)
Agency owned site purchase which will be available for the creation of mixed use affordable housing.

West Washington Residential Rehab
To address the rehabilitation of multifamily units located on West Washington Boulevard in an effort to address issues of deferred maintenance, health and safety, code enforcement and overall appearance.

***6. Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years.***

| REHABILITATION PROGRAMS | | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 5 Year Totals |
|---|---|---|---|---|---|---|---|
| Wade | Units | 0 | 0 | 20 | 20 | 0 | 40 |
| | Expenditures | 0 | 0 | 955,000 | 955,000 | 0 | $1,910,000 |
| Neighborhood Preservation Prog. | Units | 4 | 4 | 5 | 5 | 6 | 24 |
| (Green) | Expenditures | 100,000 | 112,000 | 124,000 | 137,000 | 150,000 | $623,000 |
| Neighborhood Revitalization | Units | 0 | 0 | 0 | 0 | 0 | 0 |
| | Expenditures | 400,000 | 412,000 | 424,000 | 437,000 | 450,000 | $2,123,000 |
| W. Washington Residential Rehab | Units | 5 | 5 | 5 | 5 | 5 | 25 |
| | Expenditures | 300,000 | 309,000 | 318,000 | 328,000 | 338,000 | $1,593,000 |
| **TOTAL REHABILITATION PROGRAM UNITS** | | 9 | 9 | 30 | 30 | 11 | 89 |
| **TOTAL REHABILITATION PROGRAM EXPENDITURES** | | $800,000 | $833,000 | $1,821,000 | $1,857,000 | $938,000 | $6,249,000 |

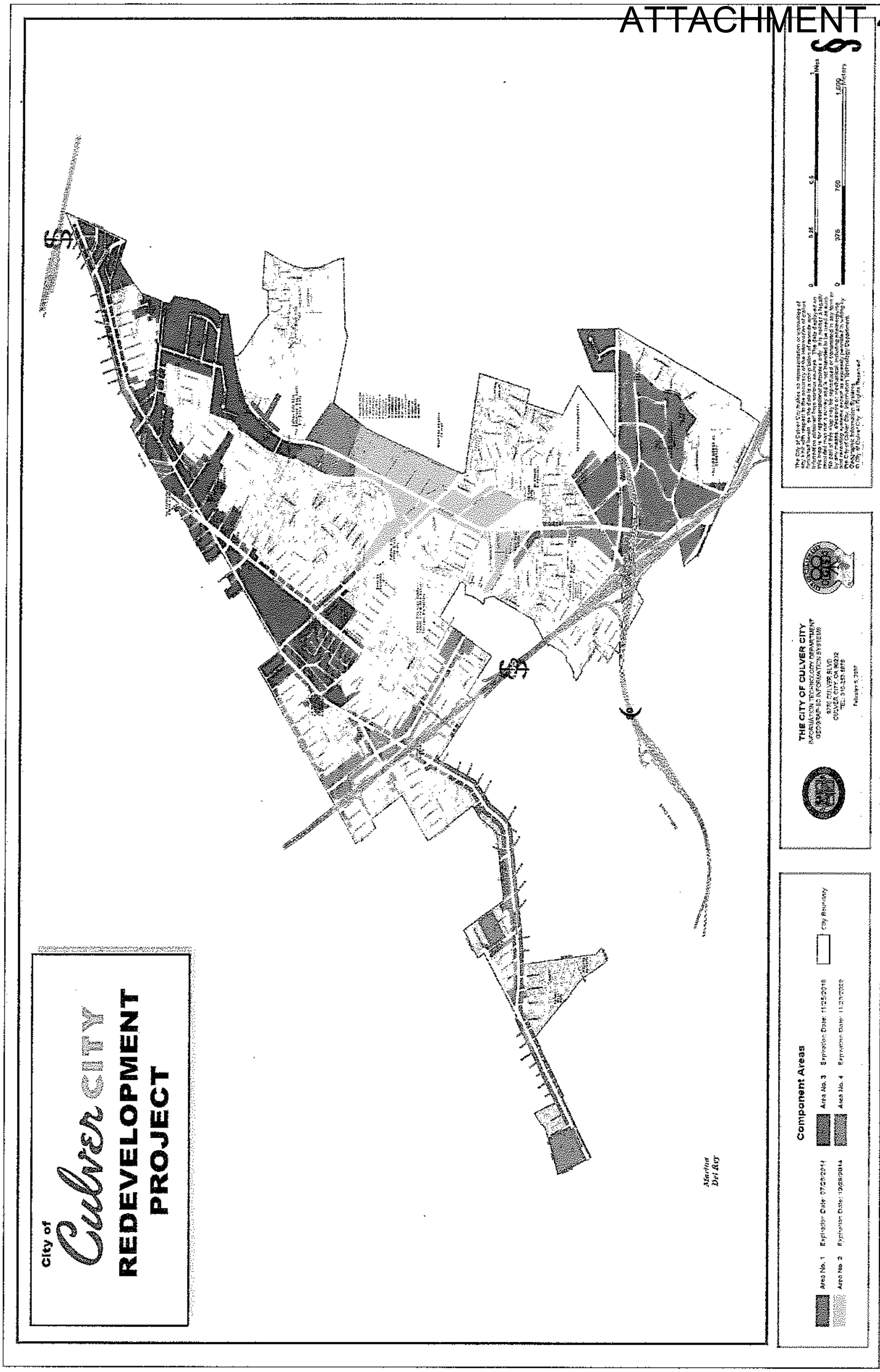
***Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years. (continued)***

| ASSISTANCE PROGRAMS | | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 5 Year Totals |
|---|---|---|---|---|---|---|---|
| Fair Housing HRC | Units | 350 | 350 | 350 | 350 | 350 | 1,750 |
| | Expenditures | 22,000 | 23,000 | 24,000 | 25,000 | 26,000 | $120,000 |
| Globe Avenue Properties | Units | 0 | 0 | 12 | 0 | 0 | 12 |
| | Expenditures | 0 | 0 | 750,000 | 0 | 0 | $750,000 |
| Home Secure | Units | 45 | 45 | 45 | 45 | 45 | 225 |
| | Expenditures | 30,000 | 31,000 | 32,000 | 33,000 | 34,000 | $160,000 |
| Mortgage Assistance Program | Units | 0 | 0 | 0 | 0 | 0 | 0 |
| | Expenditures | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | $25,000 |
| Neighborhood Preservation Program | Units | 150 | 150 | 150 | 150 | 150 | 750 |
| | Expenditures | 300,000 | 312,000 | 324,000 | 337,000 | 350,000 | $1,623,000 |
| Rental Assistance Program (RAP) | Units | 50 | 100 | 100 | 100 | 100 | 450 |
| | Expenditures | 300,000 | 430,000 | 446,000 | 462,000 | 479,000 | $2,117,000 |
| RAP – Emerg. Homeless Hotel/Motel | Units | 25 | 25 | 25 | 25 | 25 | 125 |
| | Expenditures | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | $500,000 |
| Shared Housing ALA | Units | 120 | 120 | 120 | 120 | 120 | 600 |
| | Expenditures | 57,000 | 66,000 | 68,000 | 70,000 | 72,000 | $333,000 |
| TOTAL ASSISTANCE PROGRAM UNITS | | 740 | 790 | 802 | 790 | 790 | 3,912 |
| TOTAL ASSISTANCE PROGRAM EXPENDITURES | | $814,000 | $967,000 | $1,749,000 | $1,032,000 | $1,066,000 | $5,628,000 |

***Estimates of the number of new, rehabilitated, or price restricted units to be assisted through various housing programs during each of the five years and estimates of the expenditures of money from the Low- and Moderate-Income housing Fund during each of the five years. (continued)***

| OTHER PROGRAMS | | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 5 Year Totals |
|---|---|---|---|---|---|---|---|
| Owner Outreach & Incentives | Units | 0 | 0 | 0 | 0 | 0 | 0 |
| | Expenditures | 50,000 | 10,000 | 15,000 | 20,000 | 25,000 | $120,000 |
| Landlord Tenant Mediation Board | Units | 5 | 5 | 5 | 5 | 5 | 25 |
| | Expenditures | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | $25,000 |
| **TOTAL OTHER PROGRAM UNITS** | | 5 | 5 | 5 | 5 | 5 | 25 |
| **TOTAL OTHER PROGRAM EXPENDITURES** | | $55,000 | $15,000 | $20,000 | $25,000 | $30,000 | $145,000 |

ATTACHMENT 4

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**ATTACHMENT NO. 5**

CHANGES SUGGESTED TO THE DRAFT IMPLEMENTATION PLAN AT THE ADVISORY COMMITTEE ON REDEVELOPMENT MEETING HELD ON NOVEMBER 5, 2009

1. On page 10, add as a seventh item under Goal 1.2 the following (shown in *underlined italics*):

   "*Facilitate construction of emerging new technologies, high tech infrastructure and green technologies*."

2. On page 24, add a descriptive clause to the sentence describing the Home Secure Program (shown in *underlined italics*):

   Home Secure Program

   Contracts with Jewish Family Service of Los Angeles, a non-profit corporation, to install security and safety devices, *such as ADA compliant assistive devices* and offer education and community resource information to eligible households.

3. On page 25, correct the numerical reference from two to four to match the corresponding number on the Table on page 26 (shown in *underlined italics*):

   Wade Street
   Substantial rehabilitation of ~~two~~ *four* (4) ten-unit, multi-family buildings. Will assist up to moderate income households.