

ADJOURNED REGULAR MEETING OF THE
REDEVELOPMENT AGENCY
CITY OF CULVER CITY,
CALIFORNIA

January 26, 2009
5:30 p.m.

Call to Order & Roll Call

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

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

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Closed Session

The Redevelopment Agency will immediately adjourn to Closed Session to discuss the following item:

CS-1 Conference with Legal Counsel – Exposure to Litigation: One Item
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(B)(1)

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Recess

The Redevelopment Agency recessed to Closed Session at 5:30 p.m.

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Reconvene

The Redevelopment Agency reconvened its meeting at 8:00 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The Invocation and Pledge of Allegiance were given during the City Council meeting.

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Public Comment for Items NOT On the Agenda

None.

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Public Comment for Items On the Agenda

None.

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JOINT PUBLIC HEARING

Item JPH-1

JOINT PUBLIC HEARING CONTINUED FROM THE 12/08/09 COUNCIL MEETING: 1) City Council Consideration of the Appeal of the Planning Commission's Approval of Site Plan Review, SPR P2007116, and Negative Declaration for the Construction of a Mixed-use Building with 26 Residential Condominium Units and 3,370 Square Feet of Office Space Located at 4043 Irving Place, 2) Consideration of Tentative Tract Map TTM-P2007117; and, 3) Redevelopment Agency Consideration of the Project as it Relates to the Redevelopment Plan. (Public Hearing Continued from August 18, September 15, October 20, November 17, and December 8, 2008)

Chair Weissman recused himself due to conflict of interest and left the dais at 8:01 p.m.

Staff provided a summary of the material of record.

Member Malsin invited public participation.

The following members of the audience addressed the Agency:

Judy Miller, representing Downtown Neighborhood Association
Jim Behnke
Michael Miller, representing Downtown Neighborhood Association
George Mitsonis
Sal Gonzalez, developer for 4043 Irving Place project
Scott W. McKinley
Margaret Lindgren, representing Downtown Neighborhood Association
Disa Lindgren, representing Downtown Neighborhood Association
Robin Povart-Kelly
Cary Anderson
Kevin Lachoff
Megan Sahli-Wells

Item JPH-1
(Continued)

Speaker comments included thanks to the City for their assistance with resolution for this project; concern that if traffic worsens in six months that the City remember this moment; the importance of having community involvement early in the process; a request for support of traffic enforcement; length of the process; and a request that the City address parking issues.

Sol Blumenfeld, Assistant Executive Director, reported that the developer was to prepare an MTMP that would require public input for approval with respect to any traffic improvements.

Ela Valladares, Deputy City Clerk, read written comments in opposition to the project from:

Marta Zaragosa

Ela Valladares, Deputy City Clerk, read written comments in support of the project from:

Louie Abodaca
Julie Lugo Cerra
Chuck Behrman
Ed Wolkowitz
Racquel Palazzollo
Naomi Palazzollo
Linda Thieben
Paula Hibbs
Richard Hibbs
Stuart Brody
Barbara Brody
Jenny Brody
Lauren Mitchell Brody
Jeff Haas
Pamela Hirneisen
Shirley Miyamoto
David Church
Richard Marcus
Chris Tarantola

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER SILBIGER, AND UNANIMOUSLY CARRIED (ABSENT RECUSED CHAIR WEISSMAN) TO CLOSE THE PUBLIC HEARING.

Item JPH-1
(Continued)

AYES: Agencymembers Armenta, O'Leary, Silbiger, Malsin
NOES: None
ABSTAIN: Councilmember Weissman
ABSENT: None

Agency discussion included: lessons learned from the experience; thanks to everyone involved in the process; concern with doing a better job mitigating traffic and parking; the importance of compromise; belief that the City should not be involved in the business of development; and clarification that the Agency had not violated any rules in the process.

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER SILBIGER, AND UNANIMOUSLY CARRIED (ABSENT CHAIR WEISSMAN) THAT THE REDEVELOPMENT AGENCY DETERMINE THAT THE PROPOSED PROJECT AS MODIFIED AT 4043 IRVING IS CONSISTENT WITH THE REDEVELOPMENT PLAN FOR COMPONENT AREA NO. 3 OF THE CULVER CITY REDEVELOPMENT PROJECT AND THE PROJECT IS CONSISTENT WITH THE DOWNTOWN CULVER CITY DESIGN FOR DEVELOPMENT.

AYES: Agencymembers Armenta, O'Leary, Silbiger, Malsin
NOES: None
ABSTAIN: Councilmember Weissman
ABSENT: None

Chair Weissman returned to the dais at 8:58 p.m.

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Consent Calendar

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER SILBIGER, AND UNANIMOUSLY CARRIED TO APPROVE THE CONSENT CALENDAR.

Item C-1

Secretary's Report

The Agency approved the Secretary's Report.

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Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from November 29 thru December 12, 2008, December 13 thru January 2, 2009.

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Item C-3

Meeting Minutes

The Agency approved the Agency Minutes of November 10, 2008, November 17, 2008, December 1, 2008 and December 8, 2008.

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Receipt of Correspondence

MOVED BY CHAIR WEISSMAN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

Items Presented by Martin Cole, City Clerk

- Reported attending the inauguration

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Items from the Agency

Items Presented by Chair Weissman

- Invited everyone to see the play, "Taking Over" at the Kirk Douglas Theatre.

Items Presented by Member Armenta

- Reported meeting with Los Angeles Controller Laura Chick, and discussing performance based audits in various departments. She expressed willingness to help identify any issues with regard to traffic and development that they might be able to work together on and spoke of sharing resources.

Items Presented by Member O'Leary

- Reported meeting with Lt. Governor John Garamendi who indicated that there would be something coming down the pipeline that would skip the state but help local governments fiscally.
- Questioned whether there would be notification regarding the demolition of the Lindberg Park hut. He inquired into the feasibility of obtaining input from residents on what they might like to see at the site.

Member Silbiger suggested that go through the Parks, Recreation and Community Services Commission.

- Asked staff to look into the letter from Stephen Harris.
- Questioned whether there was consensus regarding moving slowly with the 500% fee increase to Temple Achiva.

Martin Cole, City Clerk, cautioned against setting a precedent and making a decision about one entity as there will be a new potential fee schedule for consideration and a number of groups will be affected by the changes.

Chair Weissman agreed that it was important to have policies in place before exceptions are made.

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Adjournment

There being no further business, at 12:25 a.m., on Tuesday, January 27, 2009 the Agency adjourned to a Regular meeting on Monday, February 2, 2009, at 7:00 p.m. in the Mike Balkman Council Chambers.

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

APPROVED

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California