

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

Meeting Date: 03/14/11		Item Number: <u>C-3</u>	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Fourth Amendment to the Parking License Agreement with Century Wilshire Inc. for the Culver Hotel			
Contact Person/Dept.:		Phone Number:	
Joe Susca / Community Development		(310) 253-5763	
Todd Tipton / Community Development		(310) 253-5783	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Meetings and Agendas – Redevelopment Agency (03/10/11); (E-Mail) Century Wilshire Inc. and the Culver Hotel (03/10/11); (E-Mail) The Downtown Business Association (03/04/11).			
Department Approval: Sol Blumenfeld (03/02/11)		Agency General Counsel Approval: Murray Kane (03/01/11)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (03/03/11)		Executive Director Approval: John M. Nachbar (03/04/11)	
<u>RECOMMENDATION:</u> Staff recommends the Culver City Redevelopment Agency Board (Agency Board) approve a Fourth Amendment to the Parking License Agreement (Fourth Amendment) with Century Wilshire Incorporated (Century) d.b.a. the Culver Hotel (Hotel) for placement of a trash bin at 9300 Culver Boulevard (a surface parking lot commonly referred to as “Parcel B”). <u>BACKGROUND:</u> On August 11, 2009 the Agency entered into a six month Parking License Agreement (License) with Century to meet the parking needs of the Hotel. The License was amended on February 1, 2010 and June 10, 2010 to allow time to complete negotiation of an Owner Participation Agreement (OPA) to supersede the License. The OPA was approved by the Agency on January 15, 2011. As a temporary use, Parcel B was excluded from the 15-year OPA and its associated parking, and the trash bin placement provisions in the License remain in effect. <u>DISCUSSION:</u> On January 6, 2011 the License was further amended to allow the trash bin to remain on Parcel B to contain debris stemming from the Hotel’s guest room carpet replacement project. The new carpet is part of \$2.1 million in improvements Century is making to the Hotel as required by the OPA. The trash bin use in the			

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License expired on March 5, 2011 and the Hotel has requested a 5 month extension (until August 5, 2011) to complete their carpet replacement project. The License is attached for your review.

The proposed Fourth Amendment also contains a provision whereby the Executive Director could, with the agreement of Century, authorize a further extension of up to six additional months.

FISCAL ANALYSIS:

The Hotel will remit payment of all applicable fees associated with renting and emptying the trash bin to the City's Sanitation Division.

ATTACHMENTS:

- Fourth Amendment to Parking License

MOTIONS:

That the Redevelopment Agency Board:

- 1) Approve a Fourth Amendment to the Parking License Agreement with Century Wilshire Incorporated for the Culver Hotel; and,
- 2) Authorize the Agency General Counsel to review/prepare the necessary documents; and,
- 3) Authorize the Executive Director to execute such documents on behalf of the Agency.