

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

Meeting Date: 04/21/2014		Item Number: <u>JC-1</u>	
JOINT CITY COUNCIL-SUCCESSOR AGENCY AGENDA ITEM: Adoption of Respective City Council and Successor Agency Board Resolutions Approving (1) the Transfer and Acceptance of Certain Real Properties from the Successor Agency to the City of Culver City for Use to Fulfill Contractual Enforceable Obligations Pursuant to the State Department of Finance Approved Long Range Property Management Plan; (2) the Related Grant Deeds; and (3) Other Related Actions.			
Contact Person/Dept.: Glenn Heald Todd Tipton / CDD		Phone Number: 310-253-5752 310-253-5783	
Fiscal Impact: Yes ☐ No ☒			
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: (E-Mail) Meetings and Agendas – City Council (04/17/2014); Successor Agency (04/17/2014). Published in Culver City News (04/10/2014).			
Departmental Approval: Sol Blumenfeld: 04/17/14		City Attorney/SA General Counsel Approval: Carol Schwab (by H. Baker) (04/17/14) City/SA Special Counsel Approval: Murray Kane (04/17/14)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (04/17/14)		City Manager / Executive Director Approval: John M. Nachbar (04/17/14)	
<u>RECOMMENDATION:</u> Staff recommends the Successor Agency Board adopt resolutions approving, and recommending to the Oversight Board approval of, (1) the transfer of five (5) certain real properties from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance (DOF) on March 18, 2014 (LRPMP); (2) the related Grant Deeds to effectuate the disposition of said properties; and (3) other related actions. Staff recommends the City Council adopt resolutions approving (1) the acceptance of five (5) certain real properties proposed for transfer from the Successor Agency to the City to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the DOF on March 18, 2014; (2) the related Grant Deeds to effectuate the disposition of said properties; and (3) other related actions. <u>BACKGROUND:</u> On June 28, 2011, the Governor of California signed into law Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) (referred to herein as Dissolution Act), making certain changes to the California Community Redevelopment Law {Part 1 (commencing with			

City of Culver City, California
Agenda Item Report

Section 33000) of Division 24 of the California Health and Safety Code} (the Redevelopment Law) and to the California Health and Safety Code (H&S Code) including adding Part 1.8 (commencing with Section 34161) (Part 1.8) and Part 1.85 (commencing with Section 34170) (Part 1.85) to Division 24 of the H&S Code.

Five (5) parking facilities in downtown Culver City are proposed for transfer from the Successor Agency to the City to fulfill contractual enforceable obligations pursuant to the LRPMP and in accordance with H&S Code Section 34181. The five (5) properties (collectively, the Properties) are:

1. Ince Parking Structure, 9099 Washington Blvd.
2. Watseka Parking Structure, 3844-3848, 3864 Watseka Ave.
3. Canfield Parking Lot, 3825 Canfield Ave.
4. Venice Parking Lot, 9415-9425 Venice Blvd.
5. Robertson Parking Lot No. 3, 3757 Robertson Blvd.

DISCUSSION:

The Properties are encumbered with Disposition and Development Agreements (DDAs) and Parking License Agreements (Agreements). On March 10, 2014, the Successor Agency (1) authorized transfer of the Agreements encumbering the Properties from the Successor Agency to the City, (2) authorized the City Manager/Executive Director to administratively execute an Assignment and Assumption Agreement transferring the Agreements from the Successor Agency to the City, and (3) adopted a resolution authorizing certain revisions to the original LRPMP submitted by the Successor Agency to the DOF in July 2013, reclassifying the disposition of the Properties (plus one additional property) from "Retain for Governmental Use" to "To be Used to Fulfill Enforceable Obligations." On March 13, 2014, the Oversight Board adopted a similar resolution. Such resolution was submitted to the DOF that same day. On March 18, 2014, the DOF approved the LRPMP as revised.

The Properties are included in the DOF-approved LRPMP as "Property to be Used to Fulfill Enforceable Obligations," reflecting the Property's proposed disposition and for no monetary compensation. Consistent with the DOF's approval, the Successor Agency may now transfer the Properties to the City subject to approval of the Oversight Board. Further, as the City has now assumed the Agreements relating to the Properties, it is necessary for the City to be the fee title owner and to control these Properties in order to ensure the execution of the duties and obligations of the Agreements, in accordance with the LRPMP.

Upon the Successor Agency's and the City Council's adoption of the proposed resolutions (Attachments 1 and 2), a separate resolution approving and directing the transfer of the Properties from the Successor Agency to the City will be submitted for

City of Culver City, California
Agenda Item Report

adoption by the Oversight Board on May 8th, and subsequently to the DOF for review and approval.

A description of the specific properties proposed for transfer is included as Exhibit 'A' to each of the Grant Deeds attached hereto in substantial form. The Grant Deeds, in substantial form as attached, will effectuate the disposition of the respective Properties from the Successor Agency to the City (Attachment 3).

As provided in the proposed City Council resolution, at the discretion of the City Manager, the Properties may be transferred to the Culver City Parking Authority.

FISCAL ANALYSIS:

Due to operating expenses, zoning restrictions and financing methods, the Properties generate no net revenue at this time. Further, on March 10, 2014, the Successor Agency approved the assignment to the City, and the City accepted the assignment, of all contractual enforceable obligations encumbering the Properties proposed for transfer, pursuant to the LRPMP. On March 13, 2014, the Oversight Board adopted a separate resolution approving the assignment and assumption of the enforceable obligations encumbering the Properties from the Successor Agency to the City. Pursuant to the assignment, the City would have the responsibility of performing said obligations. The proposed transfer of the Properties is consistent with the assignment.

ENVIRONMENTAL REVIEW:

The activity approved by these Resolutions is not a "project" for purposes of CEQA, as that term is defined by CEQA Guidelines Section 15378 because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of said Guidelines.

ATTACHMENTS:

1. Proposed Successor Agency resolutions approving, and recommending to its Oversight Board approval of, (1) the transfer of five (5) certain real properties from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deeds to effectuate the disposition of said properties; and (3) approving related actions.
2. Proposed City Council resolutions approving (1) the acceptance of five (5) certain real properties from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deeds to effectuate the disposition of said property; and (3) approving related actions.

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

3. Grant Deeds.

MOTIONS:

That the Successor Agency:

- 1) Adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (3844-3848 & 3864 Watseka Avenue; Assessor's Parcel Nos. 4207-001-900, 4207-001-901, 4207-001-902, 4207-001-903, and 4207-001-904) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 2) Adopt a resolution approving, and recommending to its Oversight Board the approval of, (1) the transfer of certain real property (3757 Robertson Boulevard; Assessor's Parcel Nos. 4206-033-932, 4206-033-934, and 4206-033-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 3) Adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (3825 Canfield Avenue; Assessor's Parcel No. 4206-030-901) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 4) Adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (9099 Washington Boulevard; Assessor's Parcel No. 4206-029-932) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 5) Adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (9415-9425 Venice Boulevard; Assessor's Parcel Nos. 4313-019-900, 4313-019-901, 4313-019-902, and 4313-019-903) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long

City of Culver City, California
Agenda Item Report

Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.

That the City Council:

- 1) Adopt a resolution approving (1) the acceptance of certain real property (3844-3848 & 3864 Watseka Avenue; Assessor's Parcel Nos. 4207-001-900, 4207-001-901, 4207-001-902, 4207-001-903, and 4207-001-904) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 2) Adopt a resolution approving (1) the acceptance of certain real property (3757 Robertson Boulevard; Assessor's Parcel Nos. 4206-033-932, 4206-033-934, and 4206-033-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 3) Adopt a resolution approving the (1) acceptance of certain real property (3825 Canfield Avenue; Assessor's Parcel No. 4206-030-901) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 4) Adopt a resolution approving the (1) acceptance of certain real property (9099 Washington Boulevard; Assessor's Parcel No. 4206-029-932) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
- 5) Adopt a resolution approving (1) the acceptance of certain real property (9415-9425 Venice Boulevard; Assessor's Parcel Nos. 4313-019-900, 4313-019-901, 4313-019-902, and 4313-019-903) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for use to fulfill contractual enforceable obligations pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.