

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

SPECIAL MEETING OF THE CITY COUNCIL,
CITY OF CULVER CITY,
CALIFORNIA

March 6, 2008
6:30 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 6:30 p.m.

Present: Alan Corlin, Mayor
Carol A. Gross, Vice Mayor
D. Scott Malsin, Councilmember
Steven J. Rose, Councilmember
Gary Silbiger, Councilmember

o0o

Invocation/Pledge of Allegiance

The Invocation was led by City Manager Jerry Fulwood and the Pledge of Allegiance was led by Marta Zaragoza.

o0o

Public Comment for Items Not On the Agenda

Mayor Corlin invited public participation.

There was no response.

o0o

Consent Calendar

Item C-1

City Clerk's Report

MOVED BY COUNCILMEMBER ROSE, SECONDED BY COUNCILMEMBER GROSS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE THE CITY CLERK'S REPORT.

March 6, 2008

Joint Item

Item J-1

A Joint Item before the City Council and the Redevelopment Agency: Discussion of Washington/National Development and Planning

At this time, Community Development Director Sol Blumenfeld presented an overview of the material of record, with the aid of a power point presentation. Issues and topics in the presentation included: a look at other like-developments and their effect on the Washington/National planning; financial and sustainability issues with the project and proposed solutions; parking and traffic issues; and building design including surrounding pedestrian and open space plans. He asked that the Council move forward with the project by agreeing on a development path on the Triangle site using the new mixed-use ordinance. Six development options were then presented and reviewed.

The following members of the audience addressed the City Council:

Marta Zaragoza, representing the Hayden Tract Community Council, East Culver City Neighborhood Alliance, commended staff on their presentation; requested a copy of the fiscal analysis; and asked that the project remain transparent with lots of community input.

Andy Weissman urged the City to pursue surplus parking at the proposed site and questioned what happened to transit oriented development if transit did not get there, as circumstances could prevent the transit from going through.

Ellen Berkowitz, representing Manatt, Phelps & Phillips, land use and CEQA counsel for Urban Partners, voiced concern with the aspects of the presentation that suggested a new RFP would be used to replace Urban Partners as they had been under the impression that their Exclusive Negotiating Agreement (ENA) with the City would be extended. She reviewed the history of Urban Partners' dealings with the City and introduced executives from Urban Partners.

March 6, 2008

Item J-1
(continued)

John Gunn, Development Executive, Urban Partners, explained difficulties they faced with the project, including dealing with the MTA and private property owners. He reviewed his company's efforts and asserted that they had been assured the ENA would be extended.

Paul Keller, Founding Member, Urban Partners, reviewed their efforts on behalf of the City and asked that the ENA be extended.

Paul Sly, Brentwood Capital Partners, expressed concern with the timeline, stating that it was critical to move forward quickly.

Andrew Sobel, Partner, Brentwood Capital Partners, asked that their project be released, as it was in compliance under the original mixed-use ordinance, and would be modified to be compliant with the new ordinance. He also spoke in opposition to minimum retail requirements, and in favor of flexibility with community benefits.

Staff asserted that the meeting was not meant to include a discussion regarding contracts or the acquisition of properties and that they would respond to the Urban Partners' allegations at a future meeting. It was also stated for the record that the Agency had entered into two ENAs with Urban Partners, that both had expired and that there was currently no contractual relationship between the Agency and Urban Partners, and that the only way a new agreement would come about would be as a result of a public meeting.

March 6, 2008

Item J-1
(continued)

Discussion ensued between the City Council and staff regarding the following topics: the lack of a project completion date; concern that the project could become delayed with excessive studies and public comment; the need for a high-end hotel in the City; concern that cultural requirements could become a burden to businesses and the City; the cost of the 23 million dollars invested by the City; a call for affordable housing to be included in the project; a call for a recreation area for young children to be incorporated into the project; the need for community input to be heard at the beginning of a project; and concern with the public notification of the meeting.

Further discussion ensued regarding concern that State TOD money was not applied for; compliments from Councilmembers on the financial analysis; PUC findings that could delay or jeopardize completion of the transit line; parking and traffic impact if the station is the end of the line; the need for cooperation with MTA and the City of Los Angeles; the need for shuttle service from the station to downtown Culver City; the possibility of the private developers creating their own EIRs and making technical studies and traffic data from the City's EIR available to them; the project absorbing the cost of Metro parking; approval for underground encroachment; and the next steps to be taken in moving the project forward.

o0o

Public Comment for Items Not on the Agenda (Continued)

Mayor Corlin invited public participation.

There was no response.

o0o

Receipt of Correspondence

No action was taken on this item.

March 6, 2008

Items from Staff

No action was taken on this item.

ooo

Items from Council

No action was taken on this item.

ooo

Adjourn in Memory

MOVED BY COUNCILMEMBER GROSS, SECONDED BY COUNCILMEMBER ROSE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, IT BE ADJOURNED IN MEMORY OF SAM DE FELICE, A LONG TIME MEMBER OF THE COMMUNITY, WHO WAS ACTIVE WITH ST AUGUSTINE CATHOLIC CHURCH.

ooo

March 6, 2008

Adjournment

There being no further business, at 8:54 p.m., the City Council adjourned in memory of Sam De Felice, a long time member of the community, who was active with St. Augustine Catholic Church, to a Regular meeting on March 10, 2008, at 5:30 p.m.

ooo

Ela Valladares
DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City,
California

APPROVED _____

D. SCOTT MALSIN
MAYOR of the City of Culver City, California