



City Hall
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Culver City, CA 90232
(310) 253-5851



Mayor Micheal O'Leary
Vice Mayor Andrew Weissman
Council Member Jim B. Clarke
Council Member Jeffrey Cooper
Council Member Meghan Sahli-Wells

City Council Meeting Agenda

Special Meeting of the City Council and Successor Agency to the Culver City Redevelopment Agency Board

6:00 PM

Monday, December 21, 2015

PUBLIC COMMENT:

At the times provided on the Agenda, the City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the City Council, the City Clerk requests you complete a Speaker's Card and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Speaker's Card to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

AUTHORITY OF PRESIDING OFFICER:

Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business.

**AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF
RESOURCES:**

Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS:

Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMODATION:

City Council meetings are regularly scheduled for the second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers, on Channel 37 by Verizon FIOS subscribers and, for AT&T Uverse subscribers, by going to Channel 99. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CALL TO ORDER & ROLL CALL:

CLOSED SESSION

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

**CS-1. [15-468](#) CC:SA - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS
RE: 9300 CULVER BOULEVARD (PARCEL B)
CITY AND SUCCESSOR AGENCY NEGOTIATORS: JOHN
NACHBAR, CITY MANAGER/EXECUTIVE DIRECTOR; SOL
BLUMENFELD, ASSISTANT EXECUTIVE
DIRECTOR/COMMUNITY DEVELOPMENT DIRECTOR
OTHER PARTIES' NEGOTIATORS: COMBINED/HUDSON
9300 CULVER LLC
UNDER NEGOTIATION: BOTH TERMS AND PRICE
PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

REGULAR SESSION - 7:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

**COMMUNITY ANNOUNCEMENTS BY MEMBERS/INFORMATION ITEMS FROM
STAFF**

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record of the meeting.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

ACTION ITEMS

- A-1. [15-434](#) CC - FOUR-FIFTHS VOTE REQUIREMENT (#5 ONLY) - (1) ADOPTION OF A RESOLUTION RELATING TO COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); (2) APPROVAL OF A REVISED DESIGN FOR THE TOWN PLAZA EXPANSION IMPROVEMENTS; (3) APPROVAL OF A CONCEPTUAL DESIGN FOR THE CULVER BOULEVARD ACCESS IMPROVEMENTS (INCLUDING A DRIVEWAY, RAMP, AND UNDERGROUND TUNNEL PROVIDING INGRESS AND EGRESS TO/FROM THE PROJECT AND CULVER STUDIOS FROM CULVER BOULEVARD); (4) APPROVAL OF A REVISED DESIGN FOR THE PUBLIC PARKING IMPROVEMENTS LOCATED AT AND ADJACENT TO 9300 CULVER BOULEVARD (PARCEL B); (5) (FOUR-FIFTHS VOTE REQUIREMENT) APPROVAL OF A BUDGET AMENDMENT TO REALLOCATE AND APPROPRIATE TAX-EXEMPT BOND PROCEEDS TO DEVELOP AND CONSTRUCT THE PUBLIC PARKING IMPROVEMENTS AND TOWN PLAZA EXPANSION IMPROVEMENTS; (6) APPROVAL OF FOUR SEPARATE AGREEMENTS IMPLEMENTING VARIOUS ASPECTS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND COMBINED/HUDSON 9300 CULVER LLC, FOR THE DEVELOPMENT OF THE PARCEL B IMPROVEMENTS AND THE PUBLIC PARKING, TOWN PLAZA EXPANSION, AND CULVER BOULEVARD ACCESS IMPROVEMENTS; AND (7) APPROVAL OF A PAYMENT AND PERFORMANCE AGREEMENT AND BACK-UP EASEMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CULVER STUDIOS FOR THE CULVER BOULEVARD ACCESS IMPROVEMENTS PROVIDING ACCESS THROUGH PARCEL B AND THE TOWN PLAZA EXPANSION PARCEL TO THE CULVER STUDIOS EXISTING ON-SITE PARKING; AND (8) WITH THE CONCURRENCE OF THE CITY ATTORNEY, AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE MINOR REVISIONS TO ALL OF THE ABOVE

**AGREEMENTS AS DEEMED APPROPRIATE BY THE CITY
MANAGER.**

Attachments: [15 12 21 ATT NO. 1 Parcel B -City Parking Space Allocation.pdf](#)
[15 12 21 ATT NO. 2 9300 Culver - Plaza Images.pdf](#)
[15 12 21 ATT NO. 3 Reimb Agreement Parcel B and Public Improve](#)
[15 12 21 ATT NO. 4 Reimb Agreement for Town Plaza \(SWA Servic](#)
[15 12 21 ATT NO. 5 Payment and Performance Agt.pdf](#)
[15 12 21 ATT NO. 6 Dev Constr Contract.pdf](#)
[15 12 21 ATT NO. 7 Culver Sign License Agreement.pdf](#)
[15 12 21 ATT NO. 8 Reso Env. Findings Culver Blvd.Access Imprc](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA (CONTINUED)

ITEMS FROM MEMBERS

ADJOURN