

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

April 21, 2008
5:30 p.m.

Call to Order & Roll Call

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

Present: D. Scott Malsin, Agency Chair
Gary Silbiger, Agency Vice Chair
Alan Corlin, Agency Member
Carol A. Gross, Agency Member
Steven J. Rose, Agency Member

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Closed Session

The Redevelopment Agency immediately recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators

Re: 12343/12337 Washington Boulevard 4061/4069 Centinela Avenue

Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Washinela L.P.

Under Negotiation: Price, Terms of Payment or Both, including use restrictions, development obligations and other monetary related considerations

Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators

Re: 4206-033-925 Agency owned property on Robertson Boulevard

Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel

Other Parties Negotiators: Attorney for Shirley Kreiman

Under Negotiation: Terms

Pursuant to Government Code Section 54956.8

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Reconvene

Agency Chair Scott Malsin reconvened the meeting at 7:08 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The invocation was led by executive Director Jerry Fulwood. The Pledge of Allegiance was led by Jim Kennedy.

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Closed Session Report

Agency Chair Malsin reported that no action was taken in closed session.

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Public Comment for Items NOT On the Agenda

Vince Model thanked Agency Members Malsin and Corlin for their efforts on the light rail project in East Culver City; and, he asked why Agency Member Silbiger went to bat for Westchester instead of supporting Culver City on the Entrada EIR.

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Public Comment for Items on the Agenda

None.

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Consent Calendar

Moved by Agency Member Alan Corlin, seconded by Agency Member Steve Rose, and unanimously passed to approve the Consent Calendar.

Item C-1

Secretary's Report

The Agency approved the Report of the Secretary.

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Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from March 15 to April 4, 2008.

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Item C-3

Meeting Minutes

The Agency approved the Agency Minutes of March 17 and 24, 2008.

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Recess/Reconvene

Agency Chair Scott Malsin recessed to the City Council meeting from 7:12 p.m. to 7:43 p.m.

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Joint Item

Item J-1

Consideration of Planning Study Options for the Sepulveda Boulevard Study Area

Agency Member Rose recused himself as he owns property in the area.

Dr. Janet Hoult commended the Redevelopment Agency and the City Council for having formed the Sepulveda Redevelopment Advisory Committee and voiced support for Option 2.

Staff read written comments submitted by the following:

Ann Treleven

Staff provided a brief summary of the material of record.

Agency Member Gross proposed the following motion: To disband the Sepulveda Citizens Advisory Committee and direct staff to define the Sepulveda Boulevard Study Area as a Sub Area for completion in conjunction with the upcoming Comprehensive General Plan Update.

Discussion ensued regarding reporting on the subcommittee's efforts; the history behind the recommendations; a review of the necessary zoning code changes; and appreciation for the subcommittee's efforts.

Following discussion, the following motion was voted on:

MOVED BY AGENCY MEMBER GROSS AND SECONDED BY AGENCY MEMBER MALSIN, THAT THE CITY COUNCIL DISBAND THE SEPULVEDA CITIZENS ADVISORY COMMITTEE AND DIRECT STAFF TO DEFINE THE SEPULVEDA BOULEVARD STUDY AREA AS A SUB AREA FOR COMPLETION IN CONJUNCTION WITH THE UPCOMING COMPREHENSIVE GENERAL PLAN UPDATE.

AYES: Agency Members Gross, Malsin, Silbiger, Corlin
NOES: None
ABSTAIN: Agency Member Rose
ABSENT: None

Agency Member Rose returned to the dais at 7:52 P.M.

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Item J-2

Consideration and Adoption of a Valet Parking Pilot Program in the Downtown Area

Staff provided a brief report on the item.

The following members of the audience addressed the City Council:

Gerald Weiner, President, Downtown Business Association, reported that they were ready to implement the program and added that there was a request from the businesses that there be valet parking on the weekends starting at noon.

Steve Gibson, Downtown Business Association, spoke in support of the valet parking program.

Discussion ensued between the Agency Council and staff regarding staff's concurrence with the weekend daytime service; a staff suggestion that daytime service be suspended during special events; a suggestion that daytime service be extended to holidays; and a suggestion that the program be adopted permanently rather than starting with a six-month pilot program. Agency General Counsel Murray Kane stated that the pilot program was part of the public notification and would need to stay in the motion.

At this time, staff provided comparisons of the proposed program with similar programs in other cities.

Following discussion, the following motion was made:

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT THE VALET PARKING PILOT PROGRAM FOR DOWNTOWN CULVER CITY FOR A PERIOD OF SIX MONTHS, WITH A THREE-MONTH EXTENSION, IF NECESSARY; AND ALSO INCLUDE WEEKEND AND HOLIDAY DAYTIME SERVICE.

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ACTION ITEMS

Item A-1

Consideration Whether to Exercise the Option to Purchase 11054 Washington Boulevard

Agency Member Silbiger recused himself as he rents office space in the area.

Staff provided a brief report on the item.

Following motion was made after the reading of the staff report:

AGENCY MEMBER GROSS MOVED THAT THE BRIEF STAFF RECOMMENDATION REPORT BE APPROVED, AGENCY MEMBER ROSE SECONDED THE MOTION.

Continued discussion by Agency Members and staff ensued to include clarification on the status of the north side of Washington Place, East of Sepulveda.

Following motion was made:

MOVED BY AGENCY MEMBER GROSS AND SECONDED BY AGENCY MEMBER ROSE THAT THE REDEVELOPMENT AGENCY: (1) AUTHORIZE STAFF TO EXERCISE THE OPTION TO PURCHASE THE REAL PROPERTY AT 11054 WASHINGTON BOULEVARD, (2) APPROVE A BUDGET AMENDMENT TO APPROPRIATE \$1,120,000 FROM THE UNDESIGNATED TAX INCREMENT RESERVE BALANCE TO PROGRAM 92650, AND (3) AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE DOCUMENTS NECESSARY TO COMPLETE THE EXERCISE OF THE OPTION. VOTING ON THE MOTION WAS UNANIMOUS (WITH THE EXCEPTION OF AGENCY MEMBER SILBINGER WHO RECUSED HIMSELF).

Agency Member Silbiger returned back to the dais after the motion.

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Item A-2

**Approval of the Second Amendment to the Participation Agreement for
3535 Hayden Avenue**

Agency Staff provided clarification on the content of the item versus the content of the same item number before the Council.

Marta Zaragosa wanted to see voting on the item delayed until the new Council was seated because of debts owed by Frederick Smith. She suggested they fix Washington Boulevard between Faye Avenue and La Cienega before anything else is undertaken.

Agency Staff provided a brief report on the item.

Agency and staff discussion included the following topics: (1) The fact that Redevelopment funds can't be used for capital projects such as fixing Washington Blvd.; and, (2) Clarification on the second amendment.

The following motion was made:

MOVED BY AGENCY MEMBER GROSS AND SECONDED BY AGENCY MEMBER ROSE TO: (1) APPROVE THE SECOND AMENDMENT TO THE PARTICIPATION AGREEMENT RE: 3535 HAYDEN AVENUE; AND (2) AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE PARTICIPATION AGREEMENT ON BEHALF OF THE AGENCY.

THE MOTION CARRIED ON THE FOLLOWING ROLL CALL VOTE:

AYES: CORLIN, GROSS, MALSIN, ROSE
NOES: SILBIGER

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

Moved by Agency Member Rose, seconded by Agency Member Corlin and unanimously passed to receive and file correspondence.

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Items from Staff

Agency Counsel Murray Kane said it was his privilege to serve the outgoing members of the Redevelopment Agency.

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Items from the Agency

Agency Members thanked Mr. Murray Kane for his service.

Agency Member Rose encouraged everyone to attend the Art of Solar Power at the Ivy Substation.

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Adjournment

There being no further business, at 8:24 p.m., the Redevelopment Agency adjourned to a regular meeting on Monday, April 28, 2008, 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

D. SCOTT MALSIN
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California