

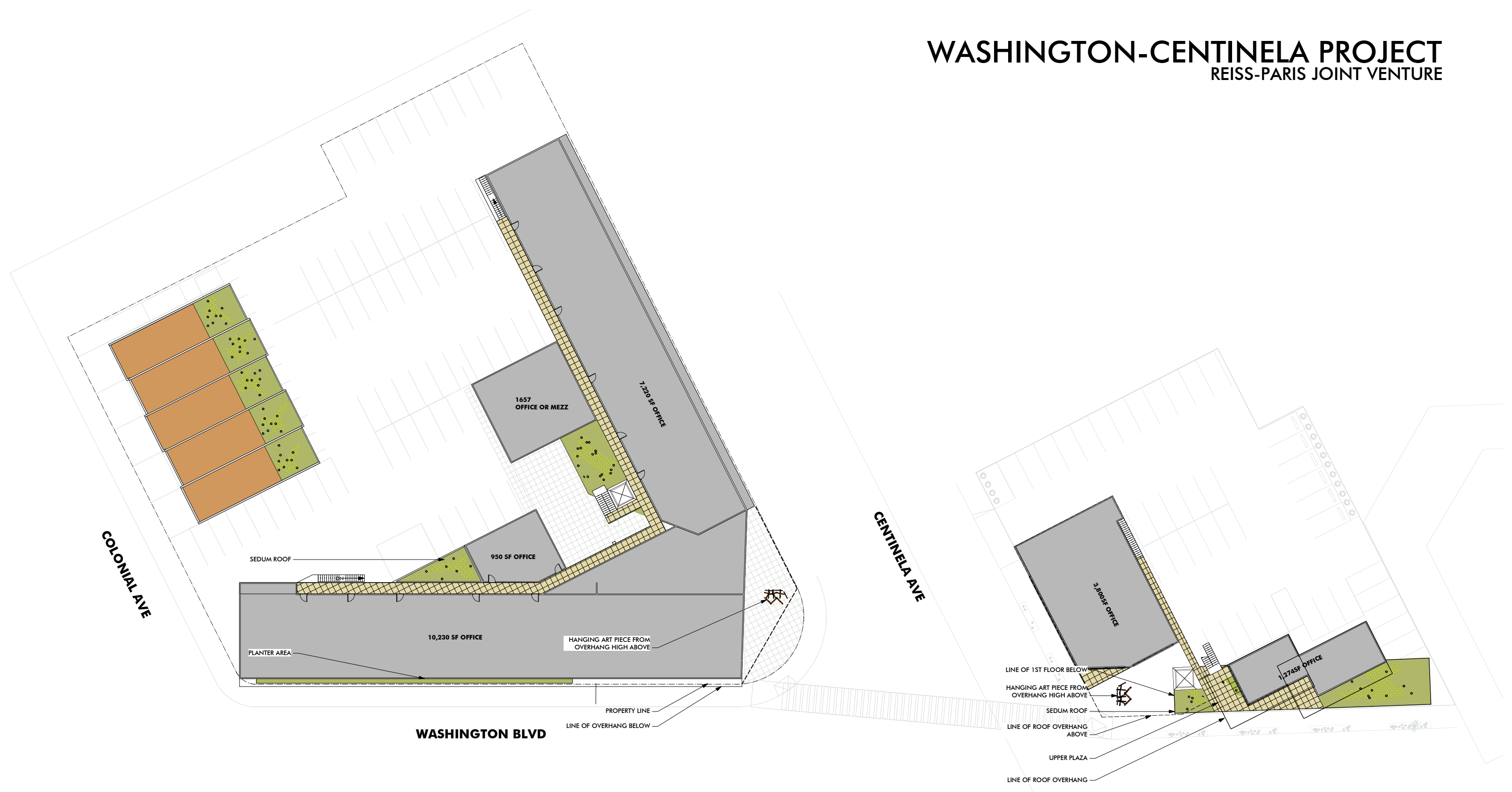
MEETING DATE: 01/07/08

AGENDA ITEM: Consideration to Select Washinela L.P. as Developer for the Washington/Centinela Redevelopment Project; Authorization to Commence Negotiation of a Disposition and Development Agreement with them, and Rejection of All Other Proposals.

ATTACHMENTS

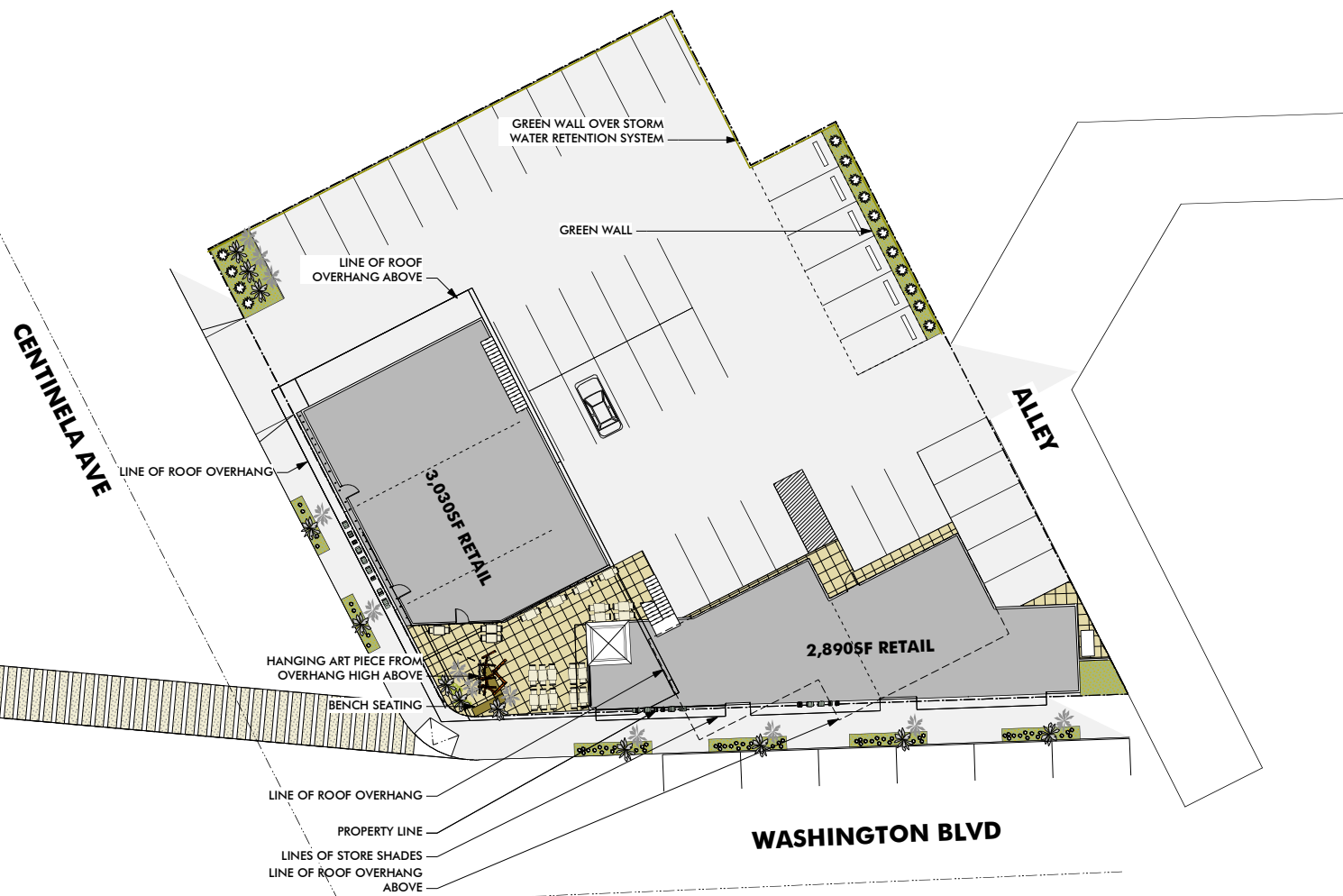
		Pages
1	Washinela L.P.: Conceptual Plans for the Project December 10, 2007:	1-5
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WASHINGTON-CENTINELA PROJECT
REISS-PARIS JOINT VENTURE



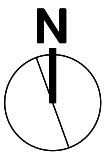
SECOND LEVEL PLAN
1/4" = 10'-0"

WASHINGTON-CENTINELA PROJECT
REISS-PARIS JOINT VENTURE



GROUND LEVEL PLAN

1/4" = 10'-0"



WASHINGTON-CENTINELA PROJECT
REISS-PARIS JOINT VENTURE



SHEET METAL ROOF
OVERHANG

GLASS WINDOW WALL WITH
BRONZE ALUMINUM
MULLIONS

SMOOTH TROWELLED
PLASTER

PAINTED STEEL STORE
SHADES

GLASS WINDOW WALL WITH
BRONZE ALUMINUM
MULLIONS

BENCH SEATING

RENDERING SITE B

WASHINGTON-CENTINELA PROJECT
REISS-PARIS JOINT VENTURE



SHEET METAL ROOF
OVERHANG

BRONZE ALUMINUM AND
GLASS MULLIONS

SMOOTH TROWELLED
PLASTER

GLASS WINDOW WALL WITH
BRONZE ALUMINUM
MULLINS

BENCH SEATING

RENDERING SITE A

WASHINGTON-CENTINELA PROJECT
REISS-PARIS JOINT VENTURE



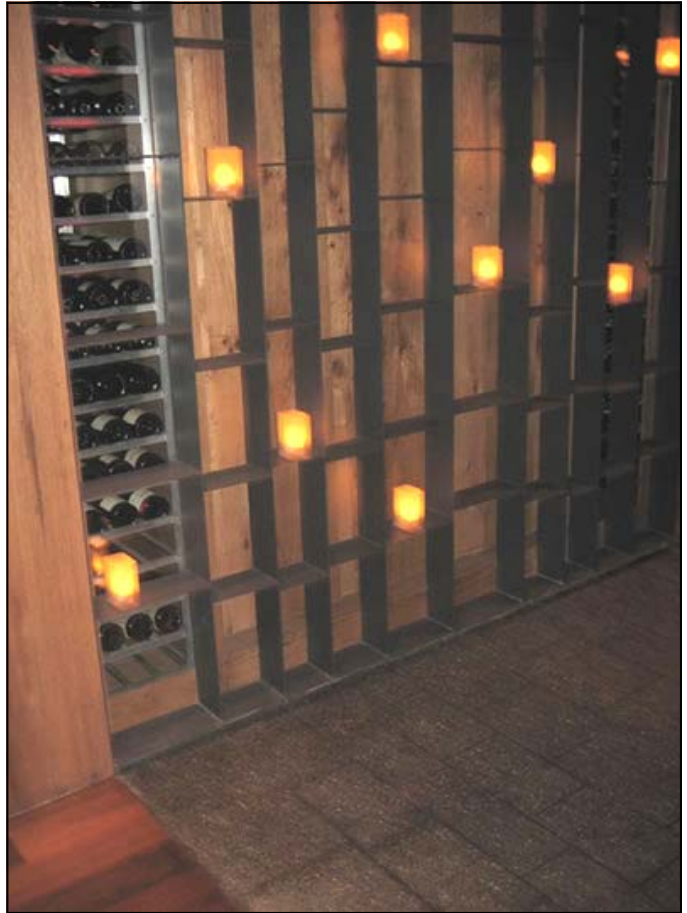
BASEMENT LEVEL PLAN
1/4" = 10'-0"

Reiss-Paris Joint Venture Development Experience 12/11/2007
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	Product Type	Size	Development Skills Employed
<u>Reiss-Paris Joint Venture Projects</u>			
Alibi Room, Culver City	Restaurant/Bar	1,600 SF	Building purchase, major exterior and interior remodel
Beechwood Restaurant, Venice	Restaurant/Bar	4,900 SF	Leasehold, major exterior and interior remodel
The Del, Playa del Rey	Restaurant/Bar	8,500 SF	Leasehold, major exterior and interior remodel
The Brig, Venice	Bar	2,500 SF	Building purchase, change of use, major construction, exterior and interior remodel
<u>Dave Reiss Projects</u>			
Sugar, Santa Monica	Nightclub	4,500 SF	Leasehold, major exterior and interior remodel
Red, Los Angeles	Restaurant/Bar	4,250 SF	Leasehold, exterior and interior remodel
Red, Santa Monica	Restaurant/Bar	4,000 SF	Leasehold, exterior and interior remodel
The Olive, Los Angeles	Restaurant/Bar	2,000 SF	Leasehold, exterior and interior remodel
<u>Paris West Co. Projects</u>			
520 Sepulveda, Westwood	Office Building	20,000 SF	Building purchase, exterior and interior remodel, mgmt & leasing
Stone Oak Park, Brentwood	For Sale Housing	32,000 SF	Land acquisition, ground-up design, construction and sale
Olympic Bundy Ctr, West LA	Office/Retail	55,000 SF	Building purchase, mgmt., leasing, sale
Central Plaza, Carson	Shopping Center	15,000 SF	Building purchase, mgmt, leasing, sale
6th St. Prop., Downtown LA	Office Buildings	100,000 SF	Management, leasing & sale
Standard Oil Bld, Downtown LA	Office Building	85,000 SF	Management & leasing
Robertson Bld, Beverly Hills	Office/Retail	30,000 SF	Building purchase and sale
Western Av. Bld., Gardena	Office/Retail	5,000 SF	Building purchase, mgmt, remodel and sale
Pioma Parcel, Malibu	Vacant Land	5 acres	Land acquisition and sale
Carl's Jr., Auburn	Restaurant	3,500 SF	Building purchase and sale
Omni Hotel, Downtown LA	Hotel	300 rooms	Financing, development management pursuant to DEV. AGREEMENT WITH CRA/LA
Commerce Place, Baltimore, MD	Office Building	300,000 SF	Financing
The Breakers, Long Beach	Senior Housing	200 rooms	Financing
The Carlisle, San Francisco	Senior Housing	125 rooms	Financing
Ramada Disneyland, Anaheim	Hotel	300 rooms	Financing
<u>Paris Family Business (Paris Development) in Ohio</u>			
Beta Business Park, Mayfield	Office park/ Office Bldng	200 acres 50,000 SF	Land development pursuant to DEV. AGREEMENT WITH CITY ground-up building design, construction, mgmt, leasing & sale
Resource Drive, Valley View	Office park/ Office Bldng	150 acres 40,000 SF	Land development pursuant to DEV. AGREEMENT WITH CITY ground-up building design, construction, mgmt, leasing & sale
Brooklyn Airport, Brooklyn	Office/Retail Park	100 acres	Land development pursuant to DEV. AGREEMENT WITH CITY
Stonewater Golf, Highland	Golf Residential	300 acres	Ground-up land development, golf course development, lot sales pursuant to DEV. AGREEMENT WITH CITY
Jennings Park, Cleveland	Office park/ Office Bldng	75 acres 200,000 SF	Land development pursuant to INDUSTRIAL REVENUE BOND SALE BY CITY ground-up building design, construction, mgmt, leasing & sale

Dex Design Studio Architect Experience

Mesa Restaurant/Lounge



Goodfood Kitchen: Smashbox Studios





The Alibi Room





Ginger Showroom



Beechwood Restaurant



Pink Mascara

ADVISORY COMMITTEE ON REDEVELOPMENT

MEETING MINUTES

December 6, 2007

- Call to Order:** The meeting of the Advisory Committee on Redevelopment was called to order at 6:40 p.m. in the Patio Room, third floor of City Hall, 9770 Culver Boulevard, Culver City, California.
- Roll Call:** Roll call was taken:
Members present:
Paul Struhl
John Derevlany
Pierre Joujon-Roche
Stephen Paddock
Scott M. Voelz
Members with
Excused absence: Joel Forman
Arthur Garcia
Amy Rosenstein
Vernon Taylor, Jr.
Staff:
Joe Susca, Project Manager
Alice Prasad, Associate Analyst
- Project Manager's Report:** It was moved (Mr. Joujon-Roche) and seconded (Mr. Derevlany) and passed by a vote of 5-0 (Forman, Garcia, Rosentein and Taylor absent) to receive and file the Project Manager's report of the posting of the agenda for the meeting.
- Approval of Minutes:** It was moved (Mr. Voelz) seconded (Mr. Paddock) and passed by a vote of 5-0 (Forman, Garcia, Rosentein and Taylor absent) to approve the Minutes of the meeting of November 1, 2007.
- Audience Participation:** Mr. Struhl announced that members of the audience who desired to participate would be recognized at the time the agenda item is called. An additional opportunity for audience participation on non-agenda items will also be provided. Dr. L. Henderson arrived during the presentation of the Proposed Washington/Centinela site as an audience member.

**Review of
Designs
Proposed for
the Washington/
Centinela Site**

Mr. Susca provided a presentation of the four competing developers for the Washington/Centinela project, providing pictures and maps of each. He answered questions in detail for each of them, explained the history surrounding their submittals and focused on why staff was recommending David Paris and David Reiss as the recommended developer.

The Committee then focused on staffs recommended developer and made the following recommendations and comments to their conceptual plans:

- Angle the pitched roof more and allow it to be even higher than the rest of the building to create a more dramatic impact to better define the two corners.
- No roof design is included in the conceptual plan submittal. If a green roof is to be built, how much of the roof area will it cover? If solar is proposed, how much of the roof will be covered with those panels as well?
- Consider creation of a low-height hedge or other type of landscaping that will provide a buffer for outdoor diners to the adjacent traffic. The low-height hedge would obstruct views of the street by diners who are sitting, but not be so high as to prevent those standing up from seeing over it.
- ACOR concurred with staffs recommendation that the two opposing plaza's on the corners should be larger and not dedicated solely to outdoor dining, but should include open space for pedestrian use.
- Will valet parking be provided for the restaurant? If so, how will it operate?
- Installation of additional planter areas along the sidewalk and retail entryways creating a "green walkway" would be nice.
- Concern has been raised regarding exiting onto Colonial Avenue. There may be an insufficient amount of room between the driveway and the Washington Boulevard/Colonial Avenue intersection to safely do so. This should be evaluated by a traffic engineer.
- How will late night noise stemming from the restaurant be controlled?
- The proposed stairway could be a safety issue if not well lit
- If excess parking spaces are created for the area, the City/Agency should consider metering them and perhaps enter into a revenue sharing agreement with the developer to encourage their creation.

Upon conclusion of the discussion, Joe Susca announced that the developer will be recommended for selection at the Agency's upcoming January 7, 2008 meeting.

Adjournment

It was moved (Mr. Joujon-Roche) seconded (Mr. Struhl) and passed unanimously to adjourn the meeting at 8:02 p.m., to the next regularly scheduled meeting on January 3, 2008, at 6:30 p.m. in the Patio Room, third floor, City Hall.

John Fisanotti, Redevelopment Project Manager