

THESE MINUTES ARE NOT OFFICIAL  
UNTIL APPROVED BY THE  
SUCCESSOR AGENCY TO THE  
CULVER CITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE  
SUCCESSOR AGENCY TO THE  
CULVER CITY REDEVELOPMENT AGENCY BOARD  
CULVER CITY, CALIFORNIA

July 14, 2014  
5:30 p.m.

**Call to Order & Roll Call**

Chair Sahli-Wells called the meeting of the Successor Agency to the Culver City Redevelopment Agency Board to order at 5:30 p.m.

Present: Meghan Sahli-Wells, Chair  
Micheál O'Leary, Vice Chair  
Jeffrey Cooper, Board Member  
Jim B. Clarke, Board Member  
Andrew Weissman, Board Member

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**Closed Session**

At 5:30 p.m., the Successor Agency Board recessed to Closed Session to discuss the following items:

**CS-1** Conference with Real Property Negotiators

Re: 8511 Warner Drive

Agency Negotiators: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director, Todd Tipton, Economic Development Manager and Murray Kane, City Special Counsel/Successor Agency General Counsel

Other Parties Negotiators: Conjunctive Points Warner Development (a.k.a. Samitaur Constructs/Fredrick Smith)

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: 9300 Culver Blvd. (Parcel B) and adjacent Right-of-Way

Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator

Other Parties Negotiators: B. Layne Creations

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-3** Conference with Real Property Negotiators

Re: The 1-block portion of the former Washington Boulevard Right-of-Way between Main Street and Ince Boulevard.

Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Manager

Other Parties Negotiators: The Wende Museum

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-4** Conference with Real Property Negotiators

Re: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard

Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel

Other Parties Negotiators: Lowe Enterprises Real Estate Group

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

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**Reconvene**

Chair Sahli-Wells reconvened the meeting at 7:08 p.m. with all Board Members present.

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**Report on Action Taken in Closed Session**

Chair Sahli-Wells indicated nothing to report out of Closed Session.

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**Reflection/Pledge of Allegiance**

The Reflection was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Ken Ruben.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Joint Public Comment for Items NOT On the Agenda**

None.

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**Receipt and Filing of Correspondence**

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE CORRESPONDENCE.

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**Joint Consent Calendar**

Item JC-1

**Joint Culver City Council/Culver City Housing Authority/  
Successor Agency to the Culver City Redevelopment Agency Agenda  
Item: Cash Disbursements**

MOVED BY VICE CHAIR O'LEARY, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR JUNE 14, 2013 – JULY 4, 2104.

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## **Consent Calendar**

Item C-1

## **Meeting Minutes**

MOVED BY BOARD MEMBER COOPER, SECONDED BY VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE MINUTES FOR THE REGULAR MEETING OF JUNE 23, 2014.

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## **Order of the Agenda**

No changes were made.

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## **Joint Public Hearings**

Item JPH-1

**JOINT CITY COUNCIL/SUCCESSOR AGENCY AGENDA ITEM: PUBLIC HEARING Approval of an Implementation Agreement between the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency and Lowe Enterprises Real Estate Group in Order to Convey Real Property Located at 8829, 8831, 8839, 8841, 8843 Exposition Boulevard; 8801, 8803 Washington Boulevard; 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard to Develop a High Quality Transit Oriented Development**

MOVED BY VICE CHAIR O'LEARY, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING.

Sol Blumenfeld, Community Development Director/Assistant Executive Director, described the purpose of the hearing noting the need to postpone the item.

MOVED BY VICE CHAIR O'LEARY, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD OPEN THE PUBLIC HEARING.

Chair Sahli-Wells invited public comment.

The following members of the audience addressed the Successor Agency Board:

Tom Wolf, Lowe Enterprises, thanked staff for their efforts; expressed support for their recommendations; indicated being present to answer any questions or provide background on the organization; and expressed enthusiasm for moving forward with the highly complicated project.

Vice Chair O'Leary requested that in the future Mr. Wolf allow staff sufficient processing time to get any proposed changes on the agenda.

Andrew Reilman expressed concern with parking issues around the Metro station and wanted to make sure that free parking would continue to be available; he discussed the success of downtown Culver City; the importance of providing free parking; the Transit Oriented Development going into the area; and he expressed concern with giving the parcel away to a developer.

Discussion ensued between staff and Board Members regarding consideration of the disposition of the property to Lowe; clarification that the free parking would not disappear; parking during construction; clarification that 300 stalls of free parking would be provided once Phase 2 of Expo becomes operational; clarification that less parking would be provided once the station is no longer the terminus and demand is less; the total amount of parking provided for the project; additional opportunity for public input; consideration of the project in detail; encouragement to Mr. Reilman to get on the public notification list; the public process; disposition of the property; the comprehensive plan; required hearings; the implementation and participation agreements; and a suggestion to continue the entire public hearing to consider the matter as a whole at the same time.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD CONTINUE THE PUBLIC HEARING TO JULY 28, 2014.

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**Action Items**

Item A-1

**Approval of a Sublease with Lamill Coffee, Inc. for Use of a Portion of Media Park to Operate a Coffee Concession Business**

Chair Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

No action was taken by the Successor Agency Board at this time.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Board Members**

None.

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**Adjournment**

There being no further business, at 10:34 p.m., the Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting to Monday, July 28, 2014 at 7:00 p.m.

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Martin R. Cole  
SECRETARY of the Successor Agency to the Culver City  
Redevelopment Agency  
Culver City, California

APPROVED

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Meghan Sahli-Wells  
CHAIR of the Successor Agency to the Culver City Redevelopment  
Agency  
Culver City, California