

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CITY COUNCIL

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

October 4, 2011
6:00 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 6:07 p.m.

Present: Micheál O'Leary, Mayor
D. Scott Malsin, Vice Mayor
Christopher Armenta, Council Member
Jeffrey Cooper, Council Member
Andrew Weissman, Council Member

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Chris King.

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Receipt and Filing of Correspondence

MOVED BY COUNCILMEMBER COOPER, SECONDED BY MAYOR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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October 4, 2011

Joint Public Comment - Items Not on the Agenda

Vice Mayor Malsin invited public comment.

The following members of the audience addressed the City Council:

Daniel Selznick expressed support for the concept of a motion picture museum on Parcel B.

Ross Hawkins discussed the ratio of homeowners to renters in the City and noted the importance of maintaining that.

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Order of the Agenda

No changes were made at this time.

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Joint Action Items

Item J-1

Receive Developer Proposal Presentations for Development of 9300 Culver Boulevard (Parcel B).

Vice Mayor Malsin clarified that no decisions would be made at the meeting and that the City Council was seeing the materials and presentations for the first time.

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Scott Ginsburg, Combined Properties, provided background on the parties involved with the project, presented the design proposed for Parcel B, and discussed the retail component of the project.

Steven Ehrlich, Ehrlich Architects, summarized architectural components of the project.

Chris Barton, Hudson Pacific Properties, presented the office component.

October 4, 2011

Item J-1
(continued)

Marianne Lowenthal, Combined Properties, discussed their expertise in retail.

Discussion ensued between the City Council, staff and Combined Properties representatives regarding the height of the development; financial strength of the company; ADA accessibility; parking; the loading dock; the trash enclosure; community uses; the High Line in New York City; creating open space; and the height of the Ince parking structure.

Vice Mayor Malsin invited public participation.

The following members of the audience addressed the City Council:

Marla Koosed questioned whether the group of companies had worked together before and where, and who would maintain and manage the properties.

Eleanor Osgood appreciated the open space, the connection to the existing Town Plaza and the studios, and the landscaping but she did not like certain elements on the far side of the project.

Karim Sahli expressed support for certain aspects of the project but concern with the visibility of the Culver Studios.

Rosalind La Briola questioned how many parking spaces would be allocated to tenants and employees, and whether open areas would be made available to schools in the Culver City School District.

Alice Prasad, Associate Analyst, read written comments submitted by:

Linda Shahinian
Emelie Gerard

October 4, 2011

Item J-1
(continued)

Discussion ensued between the City Council, staff and Combined Properties representatives regarding whether the group has worked together before; clarification that the group operates and manages all the properties in their portfolio and that there would be a management team located in Culver City; in-house leasing and a combined leasing effort; the main street connection; visibility of the Culver Studios from the project; and the importance of honoring historic monuments.

Further discussion ensued regarding relying on the Ince parking structure; programming the elevated plaza; usage of open space by the School District; ownership, operation, and usage of additional parking; cost of the extra land; a suggestion for teams to submit answers to Councilmember Weissman's questions in writing or address them at the next meeting; tenant mix; entitlements; pre-leasing; complimenting the downtown area in scale and character; sensitivity to scale and massing; the number of employees and parking allocated for them; the number of dedicated spaces to the Culver Studios; the amount of square feet dedicated to dining; securing quality retailers; sustainability and the carbon footprint; the amount of walkable space; and width of the stairs.

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Recess

The City Council recessed its meeting at 7:11 p.m.

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Reconvene

The City Council reconvened its meeting at 7:33 p.m. with all Councilmembers present.

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October 4, 2011

Item J-1
(continued)

At this time, Tom Davies, Cardiff Realty Holdings, discussed the proposed Parc + Main project for Parcel B, their financial strength, development experience and leasing interest for the project.

Bart Higgins, Pompeii AD, discussed their design concept for Parc + Main.

Discussion ensued between the City Council and Cardiff Realty Holdings representatives regarding the height of the project; operating hours of the park; landscaping at the street level; dedicated space for a public school gardening program; the amount of square feet for retail and office use; orientation of retailers; accessing open space on the roof; width of the entrances; width of sidewalks on Culver Boulevard; access to the project from the parking area; and letters of interest.

Vice Mayor Malsin invited public participation.

The following members of the audience addressed the City Council:

Renato Romano expressed concern with maximizing parking, noting that they needed to be part of the development and to participate in the parking financially.

Rosalind La Briola questioned how many parking spaces would be used by tenants and employees, and she asked what their plans were to help out the School District in addition to the garden.

Joseph Miller questioned how McDevitt Company was representing both Combined Properties and Cardiff exclusively, and how the bowling alley affected entitlements.

Karim Sahli questioned whether the best parts of each development could be used; how far the limits of the entitlements could be pushed; and whether the parking entrance could be relocated.

Responding to Vice Mayor Malsin, Mr. Sahli discussed elements he would like to see in the final project.

October 4, 2011

Item J-1
(continued)

Meghan Sahli-Wells appreciated the use of public space and the garden; expressed disappointment that all developers were required to use the space between the development and the Culver Studios for parking; and she expressed concern with the location of the crosswalk and onsite advertising.

Marla Koosed questioned when and where the group had worked together before; how the property would be maintained; whether they would retain management of the property; and she questioned how many people could be on the rooftops.

Michelle Weiner questioned what the project had to offer in terms of community and culture other than the green roof; she questioned the viability of trees and shade on the roof; and whether the roof areas were meant for people to gather on.

Discussion ensued between the City Council, staff and representatives of Cardiff Realty regarding the number and use of parking spaces; working with and supporting the Culver City School District; the working relationship with McDevitt; entitlements; trip generation rates; the amount of restaurant and retail use and different parking requirements; trips generated by the bowling alley; peak traffic and parking demands; pushing the limits of entitlements; changing the subterranean parking entrance; efficiency and parking options; CEQA and the environmental analysis; driveway location; traffic queueing; the crosswalk rendering; previous collaborations between the groups; management of the property; the number of people able to use the rooftop element; shading the rooftop area; financing; procuring the construction loan; tenant mix; design criteria; pre-leasing; and human scale development.

October 4, 2011

Item J-1
(continued)

Further discussion ensued regarding complimenting the downtown scale and character; the number of employees parking at the project; how many parking spaces would be dedicated to the Culver Studios alternative; securing quality retailers; sustainability components; the carbon footprint; the amount of walkable space; the existing sign ordinance; off-premise advertising; different types of "green" roofs and cost differences; environmental benefits of having a "green" roof; different uses for the roofs on each building; different heights of the buildings; making details of the projects available on the City website; Culver Studios vehicular access; and extending subterranean parking.

Discussion continued regarding the importance of hearing from the public in terms of what they like about each project; clarification regarding the order of presentations; developer presentation to the City Council before the community; staff efforts to follow specific Council direction; facilitating communication between the developers and the public; quality of the presentations; Culver City's rating as one of the most walkable communities in California; and the amount of talent in the community.

Alice Prasad, Associate Analyst, read a written comment submitted by:

Cary Anderson

The following member of the audience addressed the City Council:

Marla Koosed requested clarification regarding leasing and management.

Discussion ensued between the City Council and staff regarding appreciation for the process and to the presenters; thanks to staff for their hard work and to the public for their participation; a request for packets for the projects before the next meeting; posting of materials; coordination of dates; and a suggestion to have the next meeting separate from a regular Agency Board meeting.

October 4, 2011

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Public Comment for Items Not On the Agenda (Continued).

Vice Mayor Malsin invited public participation.

There was no response.

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Items from the City Council

No action was taken on this item.

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October 4, 2011

Adjournment

There being no further business, at 9:04 p.m., the City Council adjourned its meeting to a meeting to be held on October 10, 2011.

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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 _____

MICHEÁL O'LEARY
MAYOR of the City of Culver City, California