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UNTIL APPROVED BY THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

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

December 5, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Redevelopment Agency was called to order at 7:00 p.m.

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

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Fred Yglesias.

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Closed Session Report

Chair Malsin indicated that there had been no closed session item(s) for the Agency Board.

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Community Announcements By Board Members/Information Items From Staff

Member O'Leary invited everyone to travel to San Luis Obispo to the CIF Finals to support the Culver City Centaurs on December 9; 2011, he reported on the Small Business event held on Saturday; and he thanked the Chamber of Commerce for their support.

Chair Malsin thanked City staff and the Downtown Business Association for their efforts in making the Tree Lighting ceremonies a success.

Community Announcements By Board Members/Information Items From Staff (Continued)

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF JACQUELINE REGNIER RIVERA, MOTHER OF SENIOR MANAGEMENT ANALYST JOHN RIVERA.

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Joint Public Comment for Items NOT On the Agenda

Chair Malsin invited public comment.

The following members of the audience addressed the Redevelopment Agency:

Fred Yglesias discussed his experiences serving in World War II.

Karen Coyle, Culver City Historical Society, invited everyone to attend the ceremony for the placement of Historical Marker #13 at the Veterans Memorial building on December 10, 2011.

Karlo Silbiger, Culver City School Board, invited everyone to attend the swearing in of two new School Board members on December 13, 2011 at Linwood Howe Elementary Auditorium noting difficulties with holding meetings at that location; he thanked the City Council for allowing them to use City Council Chambers once per month; and he requested that the City work to accommodate the School Board with a second meeting per month in Council Chambers.

Cary Anderson provided pictures of crowds for midnight showings that extend into the neighborhoods and leave trash and graffiti behind; he discussed the inadequacy of the clean up noting that he felt it was the responsibility of the movie theatre to clean up the mess; he suggested having the theatre provide larger trash cans for those people waiting in line; and he discussed a decaying Styrofoam façade.

Chair Malsin asked staff to work with the theatre to provide trash receptacles.

Member Armenta received clarification as to when the pictures were taken.

Martin Cole, City Clerk/Assistant City Manager, discussed difficulties Time Warner was experiencing with the meeting transmission.

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Receipt and Filing of Correspondence

MOVED BY MEMBER WEISSMAN, SECONDED BY VICE CHAIR COOPER, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

Agency Board Receipt and Filing of the State Controller's Report and Related Documents for Fiscal Year 2010/2011, and Transmittal of Such Report to the City Council and State Controller's Office

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD: RECEIVE AND FILE THE CULVER CITY REDEVELOPMENT AGENCY'S ANNUAL REPORT FOR FISCAL YEAR 2010/2011 (INCLUDING THE BLIGHT PROGRESS REPORT, LOAN REPORT AND PROPERTY REPORT PURSUANT TO HEALTH AND SAFETY CODE SECTION 33080).

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Item JC-2

Approval of a First Amendment to the Disposition and Development Agreement By and Between The Culver City Redevelopment Agency, The City of Culver City, and Tilden Terrace, L.P.

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CULVER CITY REDEVELOPMENT AGENCY, THE CITY OF CULVER CITY, AND TILDEN TERRACE, L.P.; AND,
2. AUTHORIZE THE CITY ATTORNEY/CITY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY OF CULVER CITY.

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Item JC-3

Approval of (1) an Exclusive Negotiation Agreement and (2) a License Agreement Between the City of Culver City, the Culver City Redevelopment Agency and Habitat for Humanity of Greater Los Angeles for the Development of the City/Agency-Owned Site located at 4044-4068 Globe Avenue for Low and Moderate Income Ownership Housing

Gary Reissman expressed concern with potential traffic and parking issues with the proposed Habitat for Humanity development; he felt that the residents would park on the street and drive traffic on to Sawtelle making it difficult for them to park in front of their houses; he noted the danger of pulling out of their driveways; he reported that current Globe residents want to institute restricted parking on Globe; and he asked that parking studies be done and parking issues addressed before everything is approved.

Chair Malsin suggested agendizing the creation of a permit-parking district on Sawtelle and in the area of the proposed new development at Washington and Sawtelle.

Gary Silman discussed inadequate notification and felt the agenda item should be postponed; asserted that the development was contrary to the original intention of the redevelopment purchase; and he expressed concern that the agreement that no trees were to be touched would be breached.

Cary Anderson discussed parking enforcement in the area and pointed out that creating parking districts did not solve the issues.

A discussion between staff and the Agency Board ensued regarding the process; the Exclusive Negotiation Agreement; direction with regard to trees and parking; the Development and Disposition Agreement; public notice procedures; covered parking; future opportunities to work out details; and clarification that the reduction in units was a result of community comments.

MOVED BY MEMBER O'LEARY, SECONDED BY VICE CHAIR COOPER, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD:

1. APPROVE AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES FOR THE PREPARATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF 10 AFFORDABLE OWNERSHIP HOUSING UNITS LOCATED AT 4044-4068 GLOBE AVENUE; AND,

Item JC-3
(Continued)

2. APPROVE A LICENSE AGREEMENT WITH HABITAT FOR HUMANITY OF GREATER LOS ANGELES AND THE CITY TO PERFORM DUE DILIGENCE ON THE CITY-OWNED PROPERTY LOCATED AT 4044-4068 GLOBE AVENUE; AND,

3. AUTHORIZE THE CITY ATTORNEY/CITY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

Chair Malsin received consensus to look into creating a permit-parking district on Globe Avenue.

Member Weissman received clarification regarding the proposed study of City parking districts.

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Order of the Agenda

No changes were made at this time.

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Joint Action Items

Item JA-1

Selection of a Developer for Negotiations to Redevelop Property Located at 9300 Culver Boulevard (Parcel B)

Chair Malsin introduced the item.

Sol Blumenfeld, Assistant Executive Director, provided a summary of the material of record.

Martin Cole, City Clerk/Assistant City Manager, reported that email received today had been incorporated into the public record.

Chair Malsin invited public comment.

Item JA-1
(Continued)

The following members of the audience addressed the Agency Board:

Darryl Cherness expressed support for the Paseo proposal due to its architectural features and the donation of a small building to be used for an arts program.

Sandra Lozano expressed support for the Combined Properties project.

Ross Hawkins expressed concern with public notice regarding ad hoc committee meetings; creating a fair and balanced committee; the suggestion to consider a Motion Picture and Television Museum; and offers of assistance for establishing a museum.

Christopher King thanked the Agency Board and staff for their efforts on the project.

Marlyn Musicant discussed architecture in the City and expressed support for the Combined Properties proposal.

Adham Refaat asserted that style was not as important as a functional design; discussed the importance of energizing downtown and creating a viable downtown area; he suggested that the City challenge the developers to push the design forward to achieve a pedestrian connection; and he discussed the need for a public plaza performance area.

Julie Lugo Cerra congratulated the City on the process; commented on the length of time that the parcel has been empty; and expressed confidence in staff and the developers.

Tom Camarella expressed concern that the development be a quality project and fit in with the surrounding area; he discussed the post office property; suggested putting restrictions on the property; he questioned how much the post office lot was sold for and whether a penalty was paid for restricting the height; and he discussed benefits to the City.

A discussion between staff and the Agency Board ensued regarding the net the Agency received from 9900 Culver Boulevard.

Cary Anderson expressed concern with parking the project so that the surrounding neighborhood is not affected.

Karim Sahli expressed support for the Combined Properties project due to the amount of public space provided and he discussed the integration with Town Plaza.

Item JA-1
(Continued)

Chair Malsin asserted that the development should be fully integrated and he received clarification that the plan for the Town Plaza expansion is available on the Culver City website.

Meghan Sahli-Wells discussed the entitlements for the site and expressed support for the Combined Properties proposal.

Marvin Snyder expressed support for the Tolkin Group.

Kevin Lachoff urged the City Council to move forward with developer selection; discussed choosing a capable and qualified developer; the importance of additional retail tenants and adequate parking; and ensuring that the selected developer delivers their project.

Goran Eriksson urged the Agency Board to pick a developer and move forward on Parcel B.

Steven Rose, Culver City Chamber of Commerce, expressed support for moving forward with the project and discussed the importance of small businesses.

Seth Horowitz, Culver Hotel, expressed support for moving forward with the development; concern with parking issues; and he wanted to see more retail in the area.

Jon Tolkin discussed the Tolkin Group and their eagerness to work with the City.

Renato Romano discussed parking; high quality tenants; the need for retail; Combined Properties; the value of the lot; and creating a prosperous downtown.

Elena Sweda Neff asked the Agency Board to move forward in choosing a developer that would provide a quality project for the City.

Ela Valladares, Deputy City Clerk, read written comments submitted by:

Doris Levy

Staff agreed to provide Tom Camarella with the information he requested.

Member O'Leary discussed his lack of response to emails he received noting that he had taken all of the comments into consideration.

Agency Members expressed appreciation to residents and developers for their efforts in the process.

Item JA-1
(Continued)

A discussion ensued between staff and the Agency Board regarding requirements for the development; community participation; clarification that selecting a developer does not commit the City to selling the property; maintaining City services; design quality and creativity; the subjective nature of the decision; appreciation for the suggestion to find out what people like about the proposals; how the projects integrate with Town Plaza; improvements made to the design in response to public comment; the space between the development and Culver Studios; retaining ownership of the parking; and requiring a substantial good-faith deposit.

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD: SELECT A DEVELOPER AND DIRECT THE CITY MANAGER/EXECUTIVE DIRECTOR TO COMMENCE NEGOTIATION ON A DISPOSITION AND DEVELOPMENT AGREEMENT WITH COMBINED/HUDSON PACIFIC FOR REDEVELOPMENT OF 9300 CULVER BOULEVARD.

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Public Comment for Items NOT on the Agenda

Chair Malsin invited public comment.

There was no response.

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Items from Agency Board Members

Items from Member Armenta

- Received clarification regarding the road construction by Washington and National with staff agreeing to provide additional information.

Items from Vice Chair Cooper

- Discussed the importance of remembering December 7, 1941 and those who served.

Items from Member Weissman

- Requested an explanation from Time Warner as to why no audio for the meeting was available to the public.

Items from Agency Board Members

Items from Member O’Leary

- Suggested making Culver City census results and demographics available on the City website.
- Requested that flyers for the Naval Sea Cadet Program be posted.

Items from Chair Malsin

- Asked that the City send a letter of support for HR3179 and S1832 the Market Place Fairness Act requiring the collection of sales tax on internet sales.

Agency Members requested additional information and staff agreed to provide that.

- Discussed National Endowment of the Arts support of IndieCade and Our Town grants

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Adjournment

There being no further business, at 9:15 p.m., the Agency adjourned its meeting in memory of Jacqueline Regnier River, mother of Senior Management Analyst John Rivera, to a meeting on Monday, December 12, 2011 at 7:00 p.m.

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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