

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

December 3, 2007
6:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:00 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 Agency immediately recessed to Closed Session to discuss the following items:

CS-1 Significant Exposure to Litigation – 1 item – Oliver McMillan related to the Ince Parking Structure and Town Plaza, and the Venice Parking Lot
Pursuant to Government Code Section 54956.9(b)

CS-2 Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation – (1 item)
Pursuant to Government Code Section 54956.9(b)(1)

CS-3 2343/12337 Washington Boulevard -4061/4069 Centinela Avenue
Agency Negotiator: Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel
Other Parties Negotiators: Rethink; Paris/West-Reiss; Crimson Holdings; Second Street Vendors
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

Reconvene

Chair Malsin reconvened the meeting at 7:03 p.m. with all Members present.

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Invocation/Pledge of Allegiance

Chief Executive Officer Fulwood led the Invocation and Bob Pine led the Pledge of Allegiance.

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Report on Action Taken In Closed Session

Agency Chair Malsin indicated that there was nothing to report from Closed Session.

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Public Comment for Items NOT On the Agenda

None.

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Public Comment for Items On the Agenda

None.

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Consent Calendar

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER CORLIN, AND UNANIMOUSLY PASSED THAT THE AGENCY APPROVE CONSENT CALENDER ITEMS C-1, C-2 and C-3.

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Item C-1

Secretary's Report

The Agency approved and filed the Secretary's Report.

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Item C-2

Approval of Minutes

The Agency approved the Agency meeting minutes for November 14, 2007.

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Item C-3

Cash Disbursements

The Agency approved Cash Disbursements from November 3, 2007 to November 16, 2007.

Recess/Reconvene

The Agency recessed to the City Council meeting at 7:05 p.m. and reconvened at 7:09 p.m.

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Joint Item

Item J-1

Adoption of an Agency Resolution and a Council Resolution Amending the Rules and Regulations for Implementation of the California Relocation Assistance Law Relating to the Last Resort Housing Alternatives Section

Staff provided a summary of the material of record.

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY: ADOPT A RESOLUTION AMENDING THE "RULES AND REGULATIONS FOR IMPLEMENTATION OF THE CALIFORNIA RELOCATION ASSISTANCE LAW" AND RESCINDING RESOLUTION NO. 2006-A2008.

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Action Items

Item A-1

Consideration of an Area Improvement Plan along West Washington Boulevard

Staff provided a summary of the material of record.

The following speakers expressed support for the project:

Robert Pine
Pat Duncan
Blake Hottle
Randy Grant
Judy Scott
Hans Rockenwagner
David Paris
Gary Moskowitz
Jeff Glass
David Topocman

Associate Analyst Prasad read a written comment in support of the project.

Agency discussion focused on: the density of landscaping on East Washington Boulevard which has caused safety issues and created a view impairment of businesses on the opposite side; whether businesses should be approached for their support before or after the project has begun; tree surrounds in the Helms area; the amount allocated for façade improvement and whether an amendment in the 08-09 budget to increase that part of the funding is needed; whether businesses should contribute to improving their façades; making businesses part of the notification process; whether new businesses were aware of the West Washington revitalization plan; and the effectiveness of an understaffed Code Enforcement department.

Assistant Executive Director Blumenfeld explained the procedures that Code Enforcement would use to incorporate the new tasks into the current workplan and he clarified that \$10,000 would buy a nice sign which would be a critical improvement in the area.

Staff and Agency Members discussed: scheduling; tasks to be completed; whether the signs would be lit; improving businesses with a coat of paint; and the fact that a new business that had been allowed to display a banner for their opening still had the banner up after two months.

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Item A-2

Consideration of an Agreement with PCR Services Corporation to Prepare an Environmental Analysis Related to Proposed Signs at the Westfield Culver City Mall

Agency Members expressed concern with the height of signs and whether alternatives would be proposed in the study. Staff members clarified that they had never indicated that the study would be the precedent to approve the sign.

MOVED BY AGENCY MEMBER GROSS, SECONDED BY AGENCY MEMBER ROSE AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY: 1. APPROVE AN AGREEMENT WITH PCR SERVICES CORPORATION FOR AN AMOUNT NOT TO EXCEED \$50,000 TO PREPARE AN ENVIRONMENTAL ANALYSIS RELATED TO PROPOSED SIGNS AT THE WESTFIELD CULVER CITY MALL; 2. AUTHORIZE THE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY.

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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 GROSS, SECONDED BY AGENCY MEMBER SILBINGER AND UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

Redevelopment Administrator Tipton announced that the Tree Lighting Ceremony would be held at 6 p.m. on December 6 at the Culver Hotel.

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Items from the Agency

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS, AND UNANIMOUSLY PASSED TO ADJOURN IN THE MEMORY OF BEN STAPHOLTZ.

Agency Member Rose wished everyone Happy Chanukah and Merry Christmas.

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Adjournment

There being no further business, at 8:27 p.m., the Agency adjourned in the memory of Ben Stapholtz to the next regular meeting on Monday, December 10, 2007, at 6:00 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