

MEETING DATE:

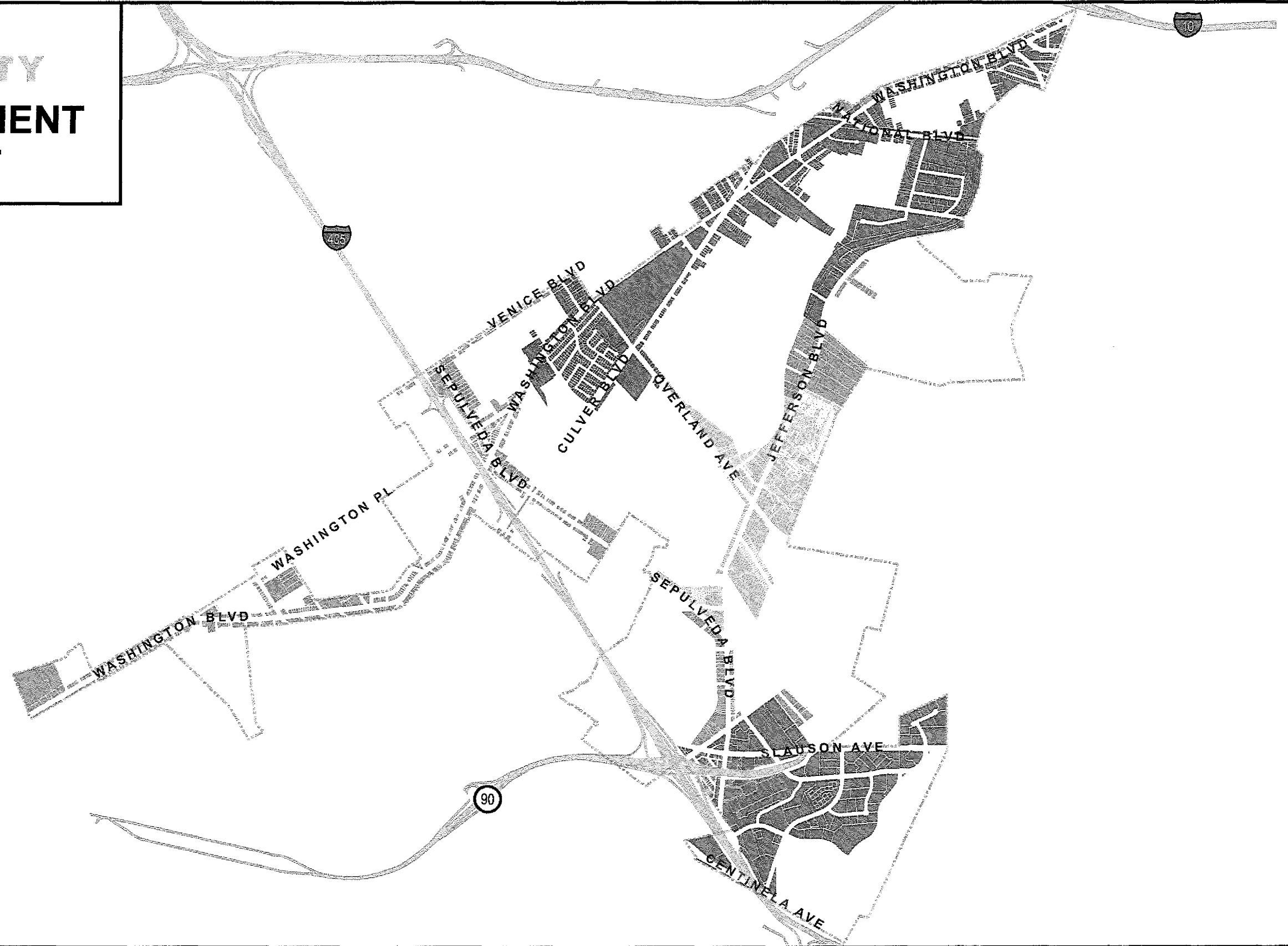
02/02/09

AGENDA ITEM: Request to Enter into an Agreement with Urban Futures/GRC Consulting to Prepare a Preliminary Study to Determine the Feasibility of a Redevelopment Plan Amendment to Extend the Time Limits on the Use of Eminent Domain

ATTACHMENT

		<u>Page</u>
1.	Map of the Culver City Redevelopment Project	1
2.	Letter from Urban Futures Incorporated/GRC, dated December 23, 2008	2-3

Culver CITY REDEVELOPMENT PROJECT



COMPONENT AREAS

	Area No. 1	Expiration Date: 07/26/2014		Area No. 3	Expiration Date: 11/25/2018		City Boundary
	Area No. 2	Expiration Date: 12/29/2014		Area No. 4	Expiration Date: 11/23/2029		

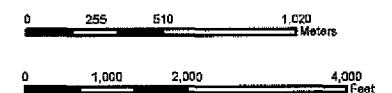


THE CITY OF CULVER CITY
Information Technology Department
Geographic Information Systems

JUNE 27, 2008



The City of Culver City makes no representation or warranties of any kind with respect to the accuracy of the information or claims furnished herein, as the data is a compilation of records and information obtained from various sources. The data displayed on this map is for representational purposes only. It is neither a legally recorded map nor a survey and is not intended to be used as such. No part of this map may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying and recording systems except as expressly permitted in writing by the City of Culver City.
© City of Culver City. All Rights Reserved.





December 23, 2008

Mr. John Fisanotti
Project Manager
Culver City Redevelopment Agency
9770 Culver Boulevard
P.O. Box 507
Culver City, CA 90232-0507

RE: Proposal to Prepare a Plan Amendment Feasibility Assessment

Dear Mr. Fisanotti:

Thank you very much for inviting UFI|GRC to submit this proposal letter to assess the technical potential for amending the Merged Redevelopment Plan to extend eminent domain authority. The Agency's current eminent domain authority was extended for twelve years in 1998, and will expire in 2010.

The technical assessment will focus on whether there is sufficient remaining blight in the components of the Merged Project Area to justify a fully-scoped plan amendment. Health and Safety Code Sections 33333.4(a)(3) (for the older component areas) and 33333.2(a)(4) for the 1998 component area govern eminent domain amendments, and require that there be significant remaining blight that "... cannot be eliminated without the use of eminent domain."

We will assess whether there is significant remaining blight that requires eminent domain to remediate through a combination of sources, including: a field survey on a block level; evaluation parcelization patterns using the City's GIS database and Assessor's Parcel data; land use patterns based on field surveys and GIS data, and other sources as readily available. The point here is to identify parcels that have lost their development potential due largely to size, access or shape. This analysis will focus on non-residential areas.

UFI|GRC will then prepare recommendations about the scope of the full plan amendment, and whether sufficient blight remains to justify a plan amendment. We also will prepare a summary scope of services and budget estimate for a full plan amendment to extend eminent domain. Our analysis and recommendations will be delivered in memorandum form.

I estimate that a full plan amendment program to extend eminent domain authority would cost between \$75,000 and \$100,000, depending on the amount of blight analysis required, the number of community meetings and the amount of community outreach necessary, and the extent of required documentation. The analysis memorandum will discuss possible budgets in detail.

We estimate total costs for the feasibility assessment to not exceed \$7,500 in direct labor and \$500 to \$750 in travel and incidentals costs. We will be able to start the field work in mid- to late-January. The analysis should not take any more than four to six weeks to complete.

I certainly look forward to working with you again. If you should have any questions or need any more information, please do not hesitate to contact me.

Sincerely,
URBAN FUTURES INC.



Ernie Glover
Managing Principal