

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

March 6, 2008
6:30 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:30 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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Reconvene

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

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Invocation/Pledge of Allegiance

The invocation was led by and the Pledge of Allegiance was led by.

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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 Member, seconded by Member, and unanimously passed to approve the Consent Calendar.

Item C-1

Special Meeting Notice

The Agency approved the Notice of the Special Meeting.

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Joint Item

Item J-1

**A Joint Item before the City Council and the Redevelopment
Agency: Discussion of Washington/ National Development and Planning**

(The tape begins at 6:42 p.m., in the midst of a slide presentation by Community Development Director Blumenfeld)

With the aid of slides, Community Development Director Blumenfeld presented an overview of the development and planning. Issues and topics in the presentation included: a look at other like-developments and their effect on the Washington/National planning; financial and sustainability issues with the project and proposed solutions; parking and traffic issues; and building design including surrounding pedestrian and open space plans. He asked that the Council move forward with the project by agreeing on a development path on the Triangle site using the new mixed-use ordinance. Six development options were then presented and reviewed.

Marta Zaragoza, Hayden Tract Community Council, East Culver City Neighborhood Alliance: commended staff on their presentation; requested a copy of the fiscal analysis; and asked that the project remain transparent with lots of community input.

Andy Weissman urged the City to pursue surplus parking at the proposed site and questioned what happened to transit oriented development if transit doesn't get there, as circumstances could prevent the transit from going through.

Ellen Berkowitz, Manatt, Phelps & Phillips, land use and CEQA counsel for Urban Partners, voiced concern with the aspects of the presentation that suggested a new RFP would be used to replace Urban Partners as they had been under the impression that their Exclusive Negotiating Agreement (ENA) with the City would be extended. She reviewed the history of Urban Partners' dealings with the City and introduced executives from Urban Partners.

John Gunn, Development Executive, Urban Partners, explained the difficulties they faced with the project, including dealing with the MTA and private property owners. He reviewed his company's efforts and asserted that they had been

assured the ENA would be extended.

Paul Keller, Founding Member, Urban Partners, reviewed their efforts on behalf of the City and asked that the ENA be extended.

Paul Sly, Brentwood Capital Partners, expressed concern with the timeline, stating that it was critical to move forward quickly.

Andrew Sobel, Partner, Brentwood Capital Partners, asked that their project be released, as it was in compliance under the original mixed-use ordinance, and would be modified to be compliant with the new ordinance. He also spoke in opposition to minimum retail requirements, and in favor of flexibility with community benefits.

Staff asserted that the meeting was not meant to include a discussion contracts or the acquisition of properties and that they would respond to the Urban Partners' allegations at a future meeting. It was also stated for the record that the Agency had entered into two ENAs with Urban Partners, that both had expired and that there was currently no contractual relationship between the Agency and Urban Partners, and that the only way a new agreement would come about would be as a result of a public meeting.

Agency and staff discussion included the following topics: the lack of a project completion date; concern that the project could become delayed with excessive studies and public comment; the need for a high-end hotel in the City; concern that cultural requirements could become a burden to businesses and the City; the cost of the 23 million dollars invested by the City; a call for affordable housing to be included in the project; a call for a recreation area for young children to be incorporated into the project; the need for community input to be heard at the beginning of a project; concern with the public notification of the meeting; concern that State TOD money was not applied for; compliments from Agency members on the financial analysis; PUC findings that could delay or jeopardize completion of the transit line; parking and traffic impact if the station is the end of the line; the need for cooperation with MTA and the City of Los Angeles; the need for shuttle service from the station to downtown Culver City; the possibility of the private developers creating their own EIRs and making technical studies and traffic data from the City's EIR available to them; the project absorbing the cost of Metro parking; approval for underground encroachment; and the next steps to be taken in moving the project forward.

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

Moved by Member Rose, seconded by Member Silbiger and unanimously passed to receive and file correspondence.

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Items from Staff

None.

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Items from the Agency

Member Gross asked that the meeting be adjourned in memory of Sam di Felicio, a long time member of the community who was active with St Augustine Church.

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Adjournment

There being no further business, at 8:54 p.m., the Agency adjourned in memory of Sam di Felicio to a regular meeting on Monday, March 17, 2008, at 5:30 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