

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 03/19/07		Item Number: <u> A4 </u>	
AGENDA ITEM: Consideration of Appointments to the Sepulveda Redevelopment Citizens Advisory Committee.			
Contact Person/Dept.: Christopher Evans, Management Analyst or Joe Susca, Redevelopment Project Manager		Phone Number: 310-253-5744/5763	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Public notices announcing this meeting and to seek applicants for the Committee were placed in the Culver City News (01/18/07, 01/25/07, 02/1/07). Letter notices regarding the Committee were sent to approximately 2,300 Sepulveda Redevelopment area residents, property and business owners, and the Master Notification List (01/17/07). A notice was posted on the Sepulveda Redevelopment webpage (01/17/07). Additionally, staff sent a second reminder letter to Sepulveda Redevelopment business and property owners (02/12/07). Notification of this meeting was also sent to the applicants and Master Notification List (03/14/07).			
Department Approval: Todd Tipton 03/08/07		Exec. Director Approval: Jerry Fulwood (3/14/07)	
City Controller Approval: N/A			
<u>RECOMMENDATION:</u> Staff recommends the Culver City Redevelopment Agency (the “Agency”) consider the applications and appoint nine residents, business, and property owners to serve as members on the Sepulveda Redevelopment Citizens Advisory Committee. <u>BACKGROUND:</u> October 16, 2006 the Culver City Redevelopment Agency entered into an Exclusive Negotiating Agreement (the “ENA”) with Champion Realty with the goal to investigate the development of a mixed-use project along the western side of Sepulveda Boulevard between Sawtelle and Slauson Avenues (the “Redevelopment” see area map Attachment 1). The 13 acre site is currently surrounded by a combination of commercial, retail and residential uses. The ENA gives Champion Realty the exclusive right to negotiate with the Agency to propose a redevelopment project for the site and to determine if it is desirable and economically feasible to implement. The first task listed in the ENA requires Champion Realty to create conceptual plans, a construction phasing plan, and a Proforma containing a financial analysis of the proposed project. Champion Realty will submit design alternatives for the proposed			
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project that is the result of an architect design competition Champion Realty is conducting in order to hire the best overall firm for the project.

On December 5, 2006 a community meeting was held to obtain input on the design, phasing and tenanting of the proposed project. Following this meeting the Sepulveda Subcommittee directed staff to form a Sepulveda Redevelopment Citizens Advisory Committee (the "CAC") as a means to obtain ongoing input from the area business owners, property owners, residents and community as a whole.

Citizens Advisory Committee

Those appointed to the CAC will be asked to attend meetings on an as-needed basis in regard to the Sepulveda Redevelopment to provide staff, the Agency, and Champion Realty critical advice on the proposed conceptual design, review of traffic studies and their recommendations, and to discuss business tenants for the redevelopment. The CAC's nine members will represent a cross-section of the community and become an important voice in directing the Redevelopment. CAC meetings will typically be held on weeknights and will require about a three hour commitment per month from each member over the coming year.

The nine member CAC will be comprised of the following:

Sunkist Park Residential Neighborhood /Studio Village Townhomes	2 seats
Fox Hills Residential Neighborhood	1 seat
Blanco/Culver Crest Residential Neighborhood	1 seat
Sepulveda Redevelopment Area Businesses/Property Owners	2 seats
Other Community Residents	2 seats
Other Community Businesses	1 seat

Public Notification:

The deadline to submit an application for the CAC was February 19, 2007. Public notices seeking applicants for the CAC were placed in the Culver City News January 18, January 25, and February 1, 2007 editions. Letter notices regarding the CAC were sent to approximately 2,300 Sepulveda Redevelopment area residents, property and business owners on January 17, 2007. Information was also posted on the Sepulveda Redevelopment webpage on January 17, 2007, and staff sent a second letter to Sepulveda Redevelopment area businesses and property owners on February 12, 2007.

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DISCUSSION:

Staff has received forty-nine (49) applications to serve on the CAC. The following persons submitted applications for consideration:

Sunkist Park/ Studio Village Townhomes	Fox Hills	Blanco/Culver Crest
1 Anthony Rizzo	1 Marianne Kim	1 Amelia Sheridan
2 Dave Stewart	2 Lezlie Brazil	2 Jerrold M. Caris
3 Joanne Morrissey	3 Taria Lewis	3 Patrick Tomcheck
4 Sid Schalman	Other Community Residents	4 Howard W. Lichtman
5 Marla Osband		5 Ken Kutcher
6 George Laase	1 Sharon Gross	6 Linda Shahinian
7 Jennifer Godwin	2 Arthur Kassan	7 Virginia Noonan
8 Thomas Supple	3 Dr. Janet Hoult	Other Community Businesses
9 Irene Yoko Paul	4 Loni Anderson	
10 James J. Stanley	5 Charles Hoult	1 Hooman M. Nissani
11 David Steinitz	6 J. Marvin Campbell	2 Asher Schechter
12 Paul Ehrlich	7 Scott M. Voelz	3 Barbara Mizrahi
13 Edward L. Hernandez	8 Ed Wolkowitz	Redevelopment Area Business and Property Owners
14 Laura Stuart	9 William H. Barnett	
15 John P. Edlefsen	10 Barbara Abood	1 Chris Georges
16 Joe Straw	11 Bruce Brown	2 Todd Chapman
17 Paul Madison		3 Allan Goldman
18 Ed Ryba		4 James Jun
19 Jennifer Ryba		5 Mohamed Mohsin
20 Lance Johnson		

The applications have been attached to this staff report (see Attachment 2) including an applicant summary chart (see Attachment 3) that provides the contact information for each applicant for your consideration.

Next Steps:

This spring, staff, the CAC, and the Sepulveda Subcommittee will review and modify Champion Realty's proposed redevelopment and its alternatives (if applicable) prior to them being presented to the Agency for consideration this summer. During the summer public meeting, the Agency will vote on whether or not the proposed redevelopment will go forward and if so in what form, or alternatively as stipulated in the ENA, the Agency may decide not to move forward with the proposed redevelopment and terminate the ENA with Champion Realty.

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FISCAL ANALYSIS:

Staff anticipates the cost to administer the CAC will be minimal.

ATTACHMENTS:

1. Sepulveda Redevelopment Area Map
2. Forty-Nine (49) applications for the Citizens Advisory Committee
3. Applicant Summary Chart
4. Neighborhood Map from the City's General Plan (Joe or Chris need to make sure this is amended to clearly indicate the boundaries we intended)
5. Letter Soliciting Volunteers for the Citizens Advisory Committee
6. Culver City News Volunteer Public Notice.

MOTION:

That the Redevelopment Agency appoint nine members to the Citizens Advisory Committee as follows:

1. Appoint _____ as a Member to the Citizens Advisory Committee
Representing the Sunkist Park Residential Neighborhood/Studio Village
Townhomes;
2. Appoint _____ as a Member to the Citizens Advisory Committee
Representing the Sunkist Park/Studio Village Residential Neighborhood;
3. Appoint _____ as a Member to the Citizens Advisory Committee
Representing the Fox Hills Neighborhood;
4. Appoint _____ as a Member to the Citizens Advisory Committee
Representing the Blanco/Culver Crest Residential Neighborhood;
5. Appoint _____ as a Member to the Citizens Advisory Committee
Representing Sepulveda Redevelopment Area Business and Property Owners;

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6. Appoint _____ as a Member to the Citizens Advisory Committee
Representing Sepulveda Redevelopment Area Business and Property Owners;
7. Appoint _____ as a Member to the Citizens Advisory Committee
Representing Community Residents At-Large;
8. Appoint _____ as a Member to the Citizens Advisory Committee
Representing Community Residents At-Large;
9. Appoint _____ as a Member to the Citizens Advisory Committee
Representing Community Businesses At-Large.