

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

September 15, 2008
6:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:00 p.m.

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

Closed Session

The Agency immediately recessed to Closed Session to discuss the following items:

CS-1 WASHINGTON-CENTINELA: PROPERTY SALE NEGOTIATIONS

Conference with Real Property Negotiators

Re: 12423 to 12337 Washington Boulevard

4069 Centinela Avenue

4064 Colonial Avenue

Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Washinela L.P.

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

CS-2 REAL PROPERTY NEGOTIATIONS: 9715 WASHINGTON BLVD.

Conference with Real Property Negotiators

Re: 9715 Washington Boulevard

Agency Negotiator: Jerry Fulwood, Executive Director, Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Glenn Laiken and Stuart Freeman

Under Negotiation: Price, Terms of Payment or Both, including use restrictions, development obligations and other monetary related considerations

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Reconvene

Chair Weissman reconvened the meeting at 7:04 p.m. with all Members present.

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Invocation/Pledge of Allegiance

Jerry Fulwood, Executive Director, led the invocation. Anita Shapiro led the Pledge of Allegiance.

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Public Comment for Items NOT On the Agenda

Robin Turner and Anita Shapiro commended the Fire Department for their fast and caring treatment of Anita Shapiro when she needed paramedic assistance.

Executive Director Fulwood reported that Public Works was working on lifting the parking gate on P-1 but it could be delaying people who were trying to attend the meeting. He stressed the importance of staff working closely with the Agency to stay ahead of the curve as the City is entering challenging times financially and he reported that staff was working with the Budget and Finance Committee examining all aspects of the City's finances to formulate recommendations to further stabilize them.

Discussion ensued between the Agency Council and staff regarding anticipated reductions to General Fund revenues; the reduction in sales taxes; a possible \$2 million decrease in Agency funds; and a planned report to the Council and the public on the implications of the decrease in funds to the General Fund.

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Public Comment for Items On the Agenda

None.

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JOINT PUBLIC HEARING

Item JPH-1

REQUEST BY APPLICANT TO CONTINUE JOINT PUBLIC HEARING TO NEXT JOINT MEETING OCTOBER 20, 2008: CONTINUED JOINT PUBLIC HEARING: 1) City Council Consideration of the Appeal of the Planning Commission's Approval of Site Plan Review, SPR P2007116, and Negative Declaration for the Construction of a Mixed-use Building with 26 Residential Condominium Units and 3,370 Square Feet of Office Space Located at 4043 Irving Place; and 2) Redevelopment Agency Consideration of the Project as it Relates to the Redevelopment Plan. (Public Hearing Continued from August 18, 2008).

Chair Weissman recused himself from the dais and Vice Chair Armenta took over the meeting.

Assistant Executive Director Sol Blumenfeld introduced the item and summarized the material of record.

Member Malsin commented that there was no reason to hear public comment on the project itself as the project would be continued.

MOVED BY MEMBER SILBIGER, SECONDED BY MEMBER O'LEARY AND UNANIMOUSLY PASSED (ABSENT RECUSED MEMBER WEISSMAN) TO OPEN THE PUBLIC HEARING.

Member Silbiger felt it was important to hear the public speakers tonight. If necessary, he would make a motion to overrule the Mayor.

The following members of the audience addressed the Agency Council:

Michael Miller - pointed out that the Planning Commission approved the project because while they felt it was too big, they did not feel they had a legal right to oppose it. He asserted that the sale of the land by the Redevelopment Agency was legally flawed and he wanted to see the Council either deny the project and have the applicant return with something less dense, or send the issue back to the Planning Commission and allow them to exercise their discretion. He added that the owner should be required to prepare an EIR with regard to traffic and parking.

Agency General Counsel Murray Kane stated that it would be appropriate to ask speakers to limit comments to pros and cons of the staff recommended continuance.

Judith Miller - spoke of the difficulties they encountered getting a postponement. She supported the postponement if it would address community concerns, involve the neighborhood; and, contribute to meaningful changes in the design; and, she listed changes to the project that the Downtown Neighborhood Association wanted to see.

Karim Shali - asked that the two 75-year old trees on Lafayette Place be preserved with a set back respecting the neighborhood average.

Grace Ressler - expressed support for the continuance and asked for a firm commitment from the Council that people be given respect and not have to beg to be agendized in the future. She opposed the project due to the inappropriate scale, height, inconsiderate setbacks, and the aggressive disregard for the proximity of the landmark homes, and she asserted that the project lacked an organic, artistic, respectful approach for a transitional space.

Disa Lindgren - asserted that soil contamination, air pollution and noise created by the project would harm the 621 young children in close proximity.

Megan Sahli Wells - wanted to see the project downsized due to concerns with traffic and safety and its possible affect on the young children and elderly in the area.

Jim Behnke - a named appellant, supported postponing the appeal noting that the developer had requested the postponement.

MacGregor Douglas - supported the postponement and expressed hope that during the postponement the project size would be reduced.

Dan Milder - expressed concern that while he had heard rumors of increased setbacks for Lafayette Place, he was not aware of any such request or intention to increase the setback or mitigate traffic on Irving Place.

George Mitsanet - co-owner of the project, requested a continuance to work in good faith to strike a deal that works for all parties and he apologized for the cleanliness of the parking lot, promising to clean it up immediately.

Martine Goldsmith - expressed concern with the undesirable proposal and the dangerous precedent it could set, and she proposed that a forum be created for citizens to be heard by Councilmembers.

Administrative Analyst, Alice Prasad read a written comment from Cary Anderson requesting that the parking lot at 4043 Irving Place be closed, with detailed instructions on how he wanted that to be done and a suggestion that the project

site be sealed to determine the impact to the neighborhood before the project is built.

Member O'Leary moved to continue the public hearing.

Member Armenta questioned if the continuance was granted whether there would be an effort to have the appellant part of the discussion and he asked about closing down the parking lot for a period of time to measure the true affect of the development on area parking.

Assistant Executive Director, Sol Blumenfeld reported that staff had been meeting with the developer to see if changes to the design would affect the project's viability and he suggested that after negotiations were concluded staff could report out and take public input. He added that the developer had left the lot open as an asset since several businesses and institutions were using the parking.

Member Armenta seconded the motion to continue the item.

MOVED BY MEMBER O'LEARY SECONDED BY MEMBER ARMENTA AND UNANIMOUSLY PASSED (ABSENT RECUSED CHAIR WEISSMAN) TO CONTINUE THE PUBLIC HEARING TO MONDAY, OCTOBER 20, 2008 AT 7:00 P.M.

Member Silbiger encouraged staff to include the public in the process and he wanted to see their input taken on the matter.

Chair Weissman returned to the dais at 7:59 p.m.

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Recess/Reconvene

Chair Weissman recessed to the City Council meeting from 8:00 p.m. to 8:15 p.m.

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Consent Calendar

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY PASSED TO APPROVE THE CONSENT CALENDAR.

Item C-1

Special Meeting Notice

The Agency approved the Special Meeting Notice.

Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from August 2, 2008 thru August 15, 2008, and August 16, 2008 thru August 29, 2009.

Item C-1

Meeting Minutes

The Agency approved the Agency Meeting Minutes for May 19, 2008.

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

MOVED BY MEMBER ARMENTA, SECONDED BY MEMBER O'LEARY AND
UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

None.

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Items from the Agency

Chair Weissman wished the Armenta family well as they sent their child off to college.

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Adjournment

There being no further business, at 8:16 p.m., the Agency adjourned to an Adjourned Regular meeting on Monday, September 22, 2008, at 7:00 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

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California