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1 expeditiously winding down the business and fiscal affairs of the former redevelopment
2 agencies; and

3 WHEREAS, the City Council of the City of Culver City adopted Resolution No.
4 2012-R001 on January 9, 2012, pursuant to Part 1.85 of the Dissolution Act, accepting for the
5 City the role of successor agency to the Former CCRA ("Successor Agency"); and

6 WHEREAS, on February 6, 2012, the Board of Directors of the Successor
7 Agency, adopted Resolution No. 2012-SA001 naming itself the "Successor Agency to the
8 Culver City Redevelopment Agency", the sole name by which it will exercise its powers and
9 fulfill its duties pursuant to Part 1.85 of the Dissolution Act and establishing itself as a
10 separate legal entity with rules and regulations that will apply to the governance and
11 operations of the Successor Agency; and

12
13 WHEREAS, the Dissolution Act was amended by Assembly Bill No. 1484 ("AB
14 1484") on June 27, 2012, which, among other things, imposed procedures for the Successor
15 Agency's disposition of certain Former CCRA-owned real property including the required
16 preparation of a Long Range Property Management Plan ("LRPMP") specifying the use and
17 disposition of all such property and for the required approval of the LRPMP by the California
18 Department of Finance ("DOF"). The Dissolution Act has since been further amended by
19 Assembly Bill No. 1585, Senate Bill No. 341 and Assembly Bill No. 471; and

20
21 WHEREAS, pursuant to the Dissolution Act, each successor agency shall have
22 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
23 the taxing entities that benefit from distributions of property taxes and other revenues
24 pursuant to H&S Code Section 34188 of the Dissolution Act; and

25
26 WHEREAS, the oversight board has been established for the Successor
27 Agency (hereinafter referred to as "Oversight Board") and all seven (7) members have been
28

1 appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties and
2 responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179 through
3 34181 of the Dissolution Act; and

4 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Act,
5 on July 18, 2013, the Successor Agency prepared and submitted to the DOF for approval its
6 LRPMP, as approved by its Oversight Board, that addressed the disposition and use of
7 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
8 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
9 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
10 the Former CCRA, including the subject Property (defined below), as described in the revised
11 LRPMP; and
12

13 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
14 on the LRPMP, as revised, approving the Successor Agency's use and disposition of all the
15 properties listed in the LRPMP. The DOF's letter states that its approval of the LRPMP took
16 into account Resolution No. 2014-OB004 approving the revised LRPMP and accompanying
17 Agenda Item Report and acknowledges the Successor Agency's submittal of its LRPMP on
18 July 18, 2013 and the revised LRPMP on March 13, 2014; and
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20 WHEREAS, the DOF-approved LRPMP provides for the Successor Agency's
21 transfer of that certain real property referenced by Assessor's Parcel No. 4206-028-900 and
22 4206-028-901 and located at 3846 Cardiff Avenue in Culver City, California ("Property") to the
23 City for use to fulfill contractual enforceable obligations and no monetary compensation; and
24

25 WHEREAS, pursuant to H&S Code Section 34167.5, ownership of the Property
26 was transferred from the Parking Authority to the Successor Agency on September 21, 2015;
27 and
28

1 WHEREAS, in order to be consistent with the LRPMP, the City desires to
2 accept the Successor Agency's proposed transfer the Property for use to fulfill contractual
3 enforceable obligations and for no monetary compensation, and the Property would be
4 transferred to the Parking Authority at the discretion of the City Manager of the City; and

5 WHEREAS, the activity proposed for approval by this Resolution has been
6 reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"),
7 the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.,
8 hereafter the "Guidelines"), and the City's environmental evaluation procedures. The activity
9 proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term
10 is defined by Guidelines Section 15378, because the activity is an organizational or
11 administrative activity that will not result in a direct or indirect physical change in the
12 environment, per Section 15378(b)(5) of the Guidelines; and
13

14 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
15 occurred.
16

17 NOW, THEREFORE, the City Council of the City of Culver City, DOES
18 HEREBY RESOLVE as follows:

19 SECTION 1. The foregoing recitals are true and correct and are a substantive
20 part of this Resolution.

21 SECTION 2. The City Council has received and heard all oral and written
22 objections to the City's proposed acceptance of the Property from the Successor Agency for
23 use to fulfill contractual enforceable obligations and no monetary compensation, and to other
24 matters pertaining to this transaction, and that all such oral and written objections are hereby
25 overruled.
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1 SECTION 3. The transfer and acceptance of the Property (3846 Cardiff
2 Avenue; Assessor's Parcel No. 4206-028-900 and 4206-028-901) from the Successor
3 Agency to the City for use to fulfill contractual enforceable obligations and for no monetary
4 compensation, pursuant to the DOF-approved LRPMP, is hereby approved. At the discretion
5 of the City Manager of the City, the Property may be transferred to the Culver City Parking
6 Authority.

7
8 SECTION 4. The Grant Deed, in substantial form as the Grant Deed attached
9 to the January 25, 2016 Joint City Council and Successor Agency Agenda Item Report,
10 Agenda Item No. C-3, which effectuates the Successor Agency's disposition of the Property
11 to the City, is hereby approved.

12 SECTION 5. The City Council hereby authorizes and directs the City Manager,
13 or designee, (i) to take all actions and to execute any and all documents, instruments, and
14 agreements necessary or desirable on behalf of the City, as approved by the City Manager
15 and City Attorney, including without limitation the Grant Deed, in order to implement and
16 effectuate the transfer of the Property from the Successor Agency to the City, and to
17 effectuate all other actions approved by this Resolution, including, without limitation,
18 approving changes, implementations, or revisions to documents, instruments, and
19 agreements as determined necessary by the City Manager, or designee; and (ii) to administer
20 the City's obligations, responsibilities, and duties to be performed pursuant to this Resolution
21 and all documents, instruments, and agreements required by and for the transfer of the
22 Property from the Successor Agency to the City.
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25 SECTION 6. If any provision of this Resolution or the application of any such
26 provision to any person or circumstance is held invalid, such invalidity shall not affect other
27 provisions or applications of this Resolution that can be given effect without the invalid
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1 provision or application, and to this end the provisions of this Resolution are severable. The
2 City Council declares that it would have adopted this Resolution irrespective of the invalidity
3 of any particular portion of this Resolution.

4 SECTION 7. The adoption of this Resolution is not intended to and shall not
5 constitute a waiver by the City of any constitutional, legal or equitable rights that the City may
6 have to challenge, through any administrative or judicial proceedings, the effectiveness
7 and/or legality of all or any portion of the Dissolution Act, any determinations rendered or
8 actions or omissions to act by any public agency or government entity or division in the
9 implementation of the Dissolution Act, and any and all related legal and factual issues, and
10 the City expressly reserves any and all rights, privileges, and defenses available under law
11 and equity.
12

13 SECTION 8. The City hereby determines that the activity approved by this
14 Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines
15 Section 15378, because the activity approved by this Resolution is an organizational or
16 administrative activity that will not result in a direct or indirect physical change in the
17 environment, per Section 15378(b)(5) of the Guidelines.
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SECTION 9. This Resolution shall take effect upon the date of its adoption.

APPROVED AND ADOPTED, this ____ day of _____, 2016.

MICHEÁL O'LEARY, Mayor
City of Culver City

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk



CAROL SCHWAB, City Attorney

A16-00057