

**City of Culver City, California
Agenda Item Report**

Meeting Date: 09/26/11		Item Number: <u>JC-2</u>	
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of Plans and Specifications and Authorization to Publish Notice Inviting Bids to Construct a Public Parking Lot on City-Owned Property at 12601 Washington Boulevard; and Approval of a Reciprocal Easement Agreement with the Adjacent Property Owner at 12565 Washington Boulevard to Improve Access and Circulation to/from the Property.			
Contact Person/Dept.: Kriss Casanova/CDD Todd Tipton/CDD		Phone Number: (310) 253-5769 (310) 253-5783	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (USPS) All Property Owners, Businesses and Occupants within 500 feet of the project area (9/12/11); (Email) Triangle Neighborhood Association (9/12/11), Meetings and Agendas – City Council (9/21/11), Meetings and Agendas - Redevelopment Agency (9/21/11).			
Department Approval: Sol Blumenfeld (09/13/11)		City Attorney Approval: Carol Schwab (by H. Baker) (09/19/11) Agency General Counsel Approval: Murray Kane (09/14/11)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (09/20/11)		City Manager/Executive Director Approval: John M. Nachbar (09/20/11)	
<u>RECOMMENDATION:</u> Staff recommends that the City Council and the Culver City Redevelopment Agency Board (Agency Board) (1) approve plans and specifications, (2) authorize publication of a notice inviting bids for the construction of a fourteen space, public parking lot on City-owned property at 12601 Washington Boulevard (the “Property”); and, (3) approve a Reciprocal Easement Agreement (REA) with the adjacent property owner at 12565 Washington Boulevard to improve access and circulation to/from the Property. <u>BACKGROUND:</u> On August 23, 2010, the Agency Board approved a Purchase Agreement for the 6,000 square foot, unimproved Property located in Phase III of the West Washington Area Improvement Plan (AIP) for the purpose of developing public parking.			

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DISCUSSION:

KOA Engineering (KOA) has designed and prepared bid documents (consisting of plans, specifications, general conditions and other information bidders will utilize to formulate their cost proposals) to develop the project. A complete set of plans and specifications will be available for review at the City Engineer's Office in City Hall.

The design proposes to combine the Property with the adjacent parking lot to the east belonging to A-Frame restaurant (the "Tenant") located at 12565 Washington Boulevard to improve circulation, minimize curb cuts and increase the number of available parking spaces.

If the City Council and Agency Board approve the bid documents and approve the REA, the proposed project schedule will be as follows:

October 6 th & 13 th	Bid Notification in Culver City News
October 12 th	Pre-Bid Meeting
October 20 th	Bids are due
November 7 th	City Council to consider award of construction contract
Late November	Construction begins
January	Construction complete

Reciprocal Easement Agreement (REA)

The property owner of the adjacent parking lot to the east of the Property (Kardashian Trust) has agreed to enter into a REA (attached) with the City and Agency in order to combine the properties for the reasons stated above. The deal points of the REA include:

- Improvements will be funded by the City/Agency with a \$10,000 contribution from the Tenant;
- Schedule of Performance is the same as the construction schedule;
- City lot will be metered; A-Frame lot will not be metered;
- Parking kiosk will be in effect from 6 a.m. to 2 a.m. with no overnight parking;
- Each site will be maintained by each owner;
- Term of lease is 10 years minimum; and,
- Each owner will be liable for occurrences on their property.

Please note that the hours of operation, maintenance, and parking enforcement will be managed in accordance with existing Agency policies (attached).

FISCAL ANALYSIS:

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The Agency Board acquired the Property for \$625,000. As part of the Cooperation Agreements between the City and the Agency, this property was transferred to the City, which now holds title to the Property. Based on the engineer's estimate, sufficient funds exist in Program 48695100 – Parking Participation (Former Agency Tax Exempt Bond Funds), to fund the cost of the improvements.

City revenues derived from parking on the lot are estimated to be approximately \$17,000 – \$42,000 annually depending on operations and maintenance costs, parking rates and parking space occupancy.

ATTACHMENTS:

1. Proposed Parking Layout; and,
2. Draft Reciprocal Easement Agreement.

MOTIONS:

That City Council and Agency Board:

1. Approve bid documents and authorize the publication of a notice inviting bids for the construction of a surface parking lot at 12601 Washington Boulevard; and,
2. Approve a Reciprocal Easement Agreement with the adjacent property owner (Kardashian Trust) at 12565 Washington Boulevard; and,
3. Authorize the City Attorney/Agency General Counsel to review/prepare the necessary documents; and,
4. Authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.

¹ Pursuant to the applicable provisions of AB 26 X1 and AB 27 X1 (and the California Supreme Court's Order staying enforcement of a significant part of AB x1 26 and all of AB x1 27) , the Agency's authority to enter into contracts is limited to certain items permitted under AB x1 26. The Agency may enter into contracts required to perform "enforceable obligations." All of the services contemplated under this contract will be performed to pursue enforceable obligations (e.g. those projects contained in the Cooperation Agreements between the Agency and the City). The Agency's actions are enforceable obligations under a Participation Agreement on this matter as well as the Cooperation Agreement. Therefore, the Agency is authorized to be a party to this transaction and agreements and other documents related thereto.