

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

Meeting Date: 05/23/11		Item Number: JC-1	
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: (1) Approval of an Encroachment Permit Agreement with Century Wilshire Incorporated for Installation of Public Right-of-Way Improvements Adjacent to the Culver Hotel, and (2) Review and Approval of Plans and Specifications for Improvements to the Culver Hotel.			
Contact Person/Dept.: Joe Susca / CDD Todd Tipton / CDD		Contact Person/Dept.: 310-253-5763 310-253-5783	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Meetings and Agendas – City Council (05/19/11); (E-Mail) Meetings and Agendas – Redevelopment Agency (05/19/11); (E-Mail) Century Wilshire Inc. and the Culver Hotel (05/06/11); (E-Mail) The Downtown Business Association (05/06/11).			
Department Approval: Sol Blumenfeld: (04/05/11)		Agency General Counsel: Murray Kane (05/19/11) City Attorney: Carol Schwab (by H. Baker) (05/17/11)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (05/18/11)		City Manager/Executive Director Approval: John Nachbar (05/19/11)	
<u>RECOMMENDATION:</u> Staff recommends the City Council and Redevelopment Agency Board (1) approve an Encroachment Permit Agreement for improvements in the public right-of-way adjacent to the Culver Hotel and (2) approve plans and specifications for improvements to the Culver Hotel. <u>BACKGROUND:</u> On January 15, 2011 the Culver City Redevelopment Agency Board approved an Owner Participation Agreement (OPA) with Century Wilshire Incorporated (Century) for the Culver Hotel (Hotel). Pursuant to the OPA, parking will be provided for Hotel employees and overnight guests in downtown parking structures in exchange for Century completing approximately \$2.1 million in improvements to the Hotel. In addition, the Agency Board agreed to fund \$87,000 in Hotel improvements consisting of guest way-finding signage, an awning that creates a formal Hotel entrance from Culver Boulevard, and illuminated bollards along the Culver Boulevard curb to guide guests to the Hotel's valet station at night.			

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If after completion of the improvements any of the \$87,000 remains, Century may also install up-lights in the sidewalk to illuminate the Hotel's exterior, add new signage, remove the exterior fire escape staircase on the west-facing façade, and modify the existing fire escape on the north-facing façade of the Hotel.

On February 22, 2011 the City Council and Agency Board executed a Pledge Agreement that transferred Agency assets to the City due to the uncertainty created by the governor's proposal to eliminate redevelopment agencies throughout the state. As a result, the rights, responsibilities, and obligations of the Agency under the OPA have been assumed by the City pursuant to the Pledge Agreement. This includes the obligation to disburse the \$87,000 upon satisfaction of the appropriate conditions by Century.

DISCUSSION:

The improvements in the public right-of-way (awning, up-lights, bollards, etc.) require issuance of an Encroachment Permit Agreement (Agreement) prior to installation. Therefore, the City Council is being requested to approve the attached Agreement for the Hotel improvements proposed to be located adjacent to the Hotel in the public right-of-way.

Because the Agency assigned the OPA to the City, per the OPA, both the Agency Board and City Council are being asked to review and approve the plans and specifications for the \$87,000 in improvements the OPA funds (way-finding signs, awning, illuminated bollards, etc.). Attached are the plans and specifications for those improvements.

The Culver Hotel is listed on the National Registry of Historic Places. Staff has determined that the proposed exterior improvements to the Hotel satisfy the U.S. Secretary of the Interior's Standards for Rehabilitation and that they will have less than a significant impact to the character-defining features of the Hotel. As a result, staff will administratively issue a Certificate of Appropriateness to the Hotel for completion of the improvements.

FISCAL ANALYSIS:

The Hotel will fund the cost of obtaining the Certificate of Appropriateness and Agreement from the City. The funds for implementing the OPA (\$87,000) were appropriated in the Agency Board Adopted Budget for Fiscal Year 2010/2011. Under the various agreements between the City and the Agency, the Agency funds have been transferred to Special Revenue Funds of the City for the purposes of implementing the various agreements. Therefore, sufficient funds have been appropriated to fund the obligations of the City under the OPA.

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ATTACHMENTS:

1. Encroachment Permit Agreement
2. Plans and Drawings for Agency-Funded Hotel Improvements

MOTIONS:

That the City Council and Redevelopment Agency Board:

1. Approve the plans and specifications for the Agency-funded improvements adjacent to the Culver Hotel;
2. Approve an Encroachment Permit Agreement for the Culver Hotel awning, illuminated bollards, sidewalk up lights, fire escape apparatus and signage; and
3. Authorize the City Attorney and 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.