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UNTIL APPROVED BY THE
CITY COUNCIL

SPECIAL MEETING OF THE
CITY COUNCIL, CITY OF CULVER CITY,
CALIFORNIA

October 3, 2011
5:30 p.m.

Call to Order & Roll Call

The meeting of the City Council was called to order at 5:30 p.m.

Present: Micheál O'Leary, Mayor
D. Scott Malsin, Vice Mayor
Christopher Armenta, Councilmember
Jeffrey Cooper, Councilmember
Andrew Weissman, Councilmember

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Closed Session

The City Council adjourned to Closed Session to discuss the following items:

CS-1 Conference with Labor Negotiators

City designated representatives: City Manager John Nachbar;
Director of Human Resources Serena Wright
Employee Organization: Culver City Employees Association;
Culver City Management Group; Culver City Police Officers
Association; Culver City Fire Fighters Association; Culver
City Police Management Group; Culver City Fire Management
Association

Pursuant to Government Code Section 54957.6

CS-2 Conference with Legal Counsel - Existing Litigation

Re: Donald Sipple v. City of Alameda et al.

Case No. BC462470

Pursuant to Government Code Section 54956.9(a)

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Recess

The City Council recessed to Closed Session at 5:30 p.m.

October 3, 2011

Reconvene

The City Council reconvened its meeting at 7:14 p.m. with all Councilmembers present.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, City Manager, and the Pledge of Allegiance was led by Amy Anderson.

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Closed Session Report

Vice Mayor Malsin indicated there was nothing to report out of Closed Session.

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Presentations

Item P-1

Presentation of a Proclamation for Walk to School Week.

Mayor O'Leary presented a proclamation for Walk to School Week and encouraged everyone in the City to join in.

A representative from the Girl Scouts thanked the City and announced upcoming events.

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October 3, 2011

**Community Announcements by City Council Members/Information
Items from Staff**

Vice Mayor Malsin encouraged everyone to attend the IndieCade Festival on October 8-9, 2011 in Downtown Culver City, which is sponsored by the City and the Redevelopment Agency.

Mayor O'Leary reported that the Culver City Chamber of Commerce would be providing presentations on the four proposals for Parcel B discussed tonight at the Four Points Sheraton on October 6, 2011; and he also announced an upcoming dinner by St. Augustine's Volunteer Emergency Services in honor of Albert and Ursula Vera.

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Joint Public Comment - Items Not on the Agenda

Vice Mayor Malsin invited public comment.

The following members of the audience addressed the City Council:

Darryl Cherness presented a signed petition in support of a Motion Picture and Television museum on Parcel B.

Judi Sherman urged the City Council to hold a public forum to discuss workforce issues addressed by Vice Mayor Malsin in a series of articles; she expressed concern that experienced employees would be forced to resign by the end of the year resulting in impacts to services; she questioned whether there would be a cost savings by forcing more experienced employees out; expressed concern with not honoring promised benefits; and concerns regarding employee welfare.

Robert Zirgulis, School District Candidate, wanted to see more money given to the schools by the Redevelopment Agency; and he questioned why the City Council had not lent their support to the Oil Tax Initiative.

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October 3, 2011

Receipt and Filing of Correspondence

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY MAYOR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Consent Calendar

Item C-1

Authorize Payment to Consolidated Fabricators for the Fabrication and Delivery of Two Hundred Mixed Recycling Bins.

MOVED BY COUNCILMEMBER WEISSMAN, SECONDED BY MAYOR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE THE PURCHASE OF TWO HUNDRED RECYCLING BINS FROM CONSOLIDATED FABRICATORS AND AUTHORIZE PAYMENT OF \$104,482.

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Order of the Agenda

No changes were made at this time.

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Joint Action Items

Item J-1

Receive Developer Proposal Presentations for Development of 9300 Culver Boulevard (Parcel B).

Discussion ensued between the City Council and staff regarding procedures and the time frame for staff recommendations and for City Council consideration.

John Nachbar, City Manager, introduced the item.

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

October 3, 2011

Item J-1
(continued)

At this time, Francine Tolkin Cooper, Tolkin Group, introduced the principals of the group, provided background on the company and discussed previous projects.

Peter Tolkin, Tolkin Group, presented their proposal for Culver X, the development concept for Parcel B.

Jonathan Tolkin, Tolkin Group, indicated that the Tolkin Group was committed to the project through design and long-term ownership of the property.

Councilmember Weissman raised questions to ask all proposed developers regarding experience in building and leasing office and retail properties; financing for the project; experience procuring construction loans if one is necessary for the project; the number of retail leases negotiated and executed over the years; the number of previous development projects; how many have been retained; whether there are plans to retain ownership of this project; plans for sustainable development; what has been done to make the project green; how the project addresses Redevelopment Agency requests to provide additional parking at the site and in Downtown Culver City; what has been done to ensure the long-term future of the project; and what plans are in place if proposed tenants leave after several years.

Discussion ensued between the City Council, staff and Tolkin Group representatives regarding the maximum height of the proposed project; opportunities for developers to address questions from the City Council; ensuring a fair process for all participants; previous mixed-use projects and developments; references; leasing track record; financing; maintaining ownership; use of space for community events; liability issues; programming; access to stores on the ground-level; and active involvement in day-to-day management

October 3, 2011

Item J-1
(continued)

Vice Mayor Malsin invited public comment.

The following members of the audience addressed the City Council:

Marla Koosed asked about tenant criteria and the tenant mix on the lower level.

Jonathan Tolkin, Tolkin Group, discussed prospective types of tenants; design; signage; outside seating; ceiling height; assistance with developing business concepts; and creating a unique complimentary business environment.

Francine Tolkin, Tolkin Group, discussed their experience; leasing; and leasing experts on their team.

Ross Hawkins expressed concern with blocking the view of The Culver Hotel or The Culver Studios.

Donna LeBlanc expressed concern that the neighborhood would be overwhelmed with cut-through traffic created by the project.

Meghan Sahli-Wells, Downtown Neighborhood Association, appreciated the efforts of the Tolkin Group to communicate with the neighborhood; expressed concern with the process; she suggested holding a workshop to discuss the matter; and she felt the 3-minute limit constrained the process.

Discussion ensued between the City Council and staff regarding opportunities for additional public input.

John Byers asked about square footage; maximizing the current entitlement; parking on the site; proposed density and usage; and he made suggestions to improve the public process.

October 3, 2011

Item J-1
(continued)

Gary Silbiger expressed concern with the process and for those who were unable to attend the meeting; felt information should be more accessible to the public; discussed the democratic process; questioned when the full, written information would be available to the public or whether a public records request was necessary; he questioned the procedure for changing entitlements; when a list of previous developments by the developers would be available to the public; and when the final date was to submit written input.

Discussion ensued between the City Council, staff and Mr. Silbiger regarding the Brown Act; having enough information available to have a meaningful discussion; the community meeting; clarification that the City Council had made selections in closed session that were ratified in open session; clarification that this is the start of the public process with six more weeks for public comment before staff makes a recommendation; the previous meeting regarding the request for qualification; a suggestion to post the request for proposal information on the website; and clarification that the contents of the proposal would be posted on the website including the responses to the request for qualifications.

Angela Vianelli questioned whether the spaces would be leased before the project started.

Michelle Weiner expressed concern that her comments were premature but that there would not be another opportunity for public input; she did not feel like the proposed project was of the same scale or character of the existing downtown area; she questioned why such a large project was necessary; and she asked about the possibility of reducing the carbon footprint.

Councilmember Armenta expressed concern with the perception that there was not adequate time to address all questions and concerns, and he suggested that once all the projects were presented, that there be another meeting to answer questions raised and allow the community a chance to ask additional questions.

October 3, 2011

Item J-1
(continued)

Discussion ensued between the City Council and staff regarding concerns about the process; assurances that if more meetings are necessary, they will be held; a suggestion to wait until after the last presentation to evaluate what meetings are needed; alleviating public concerns; assurances that the project will be thoroughly considered; and consensus that an additional meeting would be planned.

Alice Prasad, Associate Analyst read written comments submitted by:

Ty Burrell
Jennifer Edwards
B. Lane
Cary Anderson
Steve Rose

At this time, Sol Blumenfeld, Community Development Director, summarized issues raised through public comment including the tenant mix; design criteria; cut-through traffic; the process; square footage of the project; maximizing the current entitlement; and preferred parking options.

Peter Tolkin, Tolkin Group, discussed square footage of the project.

Sol Blumenfeld, Community Development Director, discussed the entitlement process and he clarified that developer information would be posted on the website

Francine Tolkin discussed leasing of spaces prior to construction.

Peter Tolkin discussed scale and height of the project; comparable buildings in the City; architectural elements and building materials used; sustainability and the carbon footprint; LEEDS certification; and best management practices to encourage green practices.

October 3, 2011

Item J-1
(continued)

Discussion ensued between the City Council, staff and Tolkin Group representatives regarding exiting the parking structure; parking options for the project; issues with creating another means of egress on Culver Boulevard; the Ince parking structure; entitlements; cut through traffic; and clarification regarding the ability for public input.

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Recess

The City Council recessed its meeting at 8:58 p.m.

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Reconvene

The City Council reconvened its meeting at 9:18 p.m. with all Councilmembers present.

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Item J-1
(continued)

Vice Mayor Malsin discussed procedures for public input.

At this time, Joseph Miller, The Runyon Group, provided background on himself and The Runyon Group.

Trevor Abramson and Joseph Miller presented designs for The Paseo project, their concept for the Parcel B development.

Discussion ensued between the City Council and Runyon Group representatives regarding prospective tenants; letters of intent; the Request for Proposal (RFP); maximum height of the project; the size of the arts building; use of the Arts Fund; entitlements; writing a commitment regarding the art center; ensuring a zero cost impact; maintenance of the art center; and connecting Paseo to Town Plaza.

October 3, 2011

Item J-1
(continued)

Vice Mayor Malsin invited public participation.

The following members of the audience addressed the City Council:

Meghan Sahli-Wells expressed concern with the amount of space given to the cars facing Culver Studios.

Bryan Besser expressed support for the Paseo project and discussed the unique nature of the City.

Jennifer Yee expressed support for the Paseo project.

Mike Hong expressed support for the Paseo project.

Mike Miller expressed concern with the process and the forum; pointed out that the people of Culver City are the ultimate decision makers; he wanted to see a Town Hall where the developers present to residents without the City Council and staff present; and he questioned the rush to develop the property after ten years.

Vice Mayor Malsin asked that developer information be available to residents so they could set up their own meetings with the developers.

Marla Koosed asked about the mix of restaurants, retail and office space; leasing for the previous development on Duquense Avenue; and funding for the proposed arts center.

Renato Romano wanted to ensure that parking would be adequately addressed; discussed preexisting parking issues; suggested that the roof be a "green" roof; discussed the constant cleaning of the Town Plaza; questioned the quality of materials used; he wanted to see variety in tenancy; and he suggested that a developer representative from each group be available to residents for a month so that residents can understand the projects.

October 3, 2011

Item J-1
(continued)

Rich Waters asked about the carbon footprint of the projects; use of photovoltaics; the amount of walkable space; restrictions of the RFP; and he expressed concern with alleged previous broken promises by the Runyon Group.

Vice Mayor Malsin suggested that developers be asked about the amount of pedestrian space available and he noted that the City required that all new commercial developments above 10,000 square feet install photovoltaic system.

Alice Prasad, Associate Analyst, read written comments submitted by:

Cary Anderson
Kelly Weil

Discussion ensued between the City Council, staff and Joseph Miller of the Runyon Group regarding the reduction in size of the previous Runyon Group project in the City and the first floor tenant; the number of employees; code related questions; employee parking; space given to cars on the Culver Studios side of the building; the structure of the entitlements; the design approach; ingress and egress; the design criteria list; interior layout; creating synergy for retailers; the art pavilion and funding; and sustainable features of the project.

Further discussion ensued regarding the integration of photovoltaics; the feasibility of a "green" roof; agreement by the developer to provide answers to other questions in more detail in a written form; tenant mix; design criteria; cut through traffic; leasing of spaces prior to building construction; square footage; maximization of entitlements; scale and character of the project; how the project relates to the downtown area; clarification that the City Council would receive developer materials at the conclusion of the presentation; other projects that the Runyon Group is involved in; efficiencies by building projects together; connectivity; and different parking scenarios.

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October 3, 2011

Public Comment for Items Not On the Agenda (Continued).

Mayor O'Leary invited public participation.

There was no response.

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Announcement

Sol Blumenfeld, Community Development Director, indicated that presentation materials would remain in the foyer until after the meeting tomorrow and would be brought back for the subsequent meeting of the City Council.

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Items from the City Council

Items Presented by Mayor O'Leary:

- Observed that some who had complained about public notice had failed to stay for the second presenter.

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October 3, 2011

Adjournment

There being no further business, at 10:35 p.m., the City Council adjourned its meeting to a meeting to be held on Tuesday, October 4, 2011 at 6:00 p.m.

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Ela Valladares
DEPUTY CITY CLERK of the City of Culver City, California
EX-OFFICIO CLERK of the City Council, City of Culver City,
California

Approved _____

MICHEÁL O'LEARY
MAYOR of the City of Culver City, California