

MEETING DATE

September 12, 2005

AGENDA ITEM

Consideration of Adoption an Ordinance Amending Certain
Time Limits in the Redevelopment Plan for the Culver City
Redevelopment Project

ATTACHMENTS

- | | <u>Pages</u> |
|--|--------------|
| 1 Draft Ordinance No 2005-0 __ an Ordinance of the City of Culver City,
California, Amending the Redevelopment Plan for the Culver City
Redevelopment Project Area to Extend Certain Time Limits Applicable To
The Redevelopment Plan (SB 1096) | 1-9 |

ORDINANCE NO 2005-_____

AN ORDINANCE OF THE CITY OF CULVER CITY,
CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR
THE CULVER CITY REDEVELOPMENT PROJECT AREA TO
EXTEND CERTAIN TIME LIMITS APPLICABLE TO THE
REDEVELOPMENT PLAN (SB 1096)

WHEREAS the Slauson-Sepulveda Redevelopment Plan for Project Area
No 1 was adopted and amended by ordinances of the Culver City Council ("City
Council) on July 26 1971 (Ord No CS-712), June 6, 1977 (Ord No CS-892) and
December 11 1989 (Ord No 89-034), respectively, (the "Amended Project Area No 1
Redevelopment Plan")

WHEREAS the Overland-Jefferson Redevelopment Plan, for Project Area
No 2 was adopted and amended by ordinances of the City Council on December 28,
1971 (Ord No CS-729), and December 27 1994 (Ord No 94-035) (the "Amended
Project Area No 2 Redevelopment Plan"),

WHEREAS the Washington-Culver Redevelopment Plan for Project Area
No 3 was adopted and amended by ordinances of the City Council on November 24
1975 (Ord No CS-862) and December 27, 1994 (Ord No 94-036) (the "Amended
Project Area No 3 Redevelopment Plan"),

WHEREAS, the Amended Project Area No 1 Redevelopment Plan, the
Amended Project Area No 2 Redevelopment Plan and Amended Project Area No 3
Redevelopment Plan (collectively the "Redevelopment Plans") were merged into the
Redevelopment Plan for the renamed Culver City Redevelopment Project by ordinance
of the City Council on November 23, 1998 (Ord No 98-014)(the "Redevelopment Plan"),

WHEREAS, as part of that merger, former Project Area No 1 was designated
as Component Area No 1, former Project Area No 2 was designated as Component

1 Area No 2 and former Project Area No 3 was designated as Component Area No 3 in
2 the Redevelopment Plan

3 WHEREAS, a new Component Area No 4 was created and added to the Culver
4 City Redevelopment Project by ordinance of the City Council on November 23 1998
5 (Ord No 98-015),

6 WHEREAS, pursuant to Health and Safety Code Sections 33333 2(a)(2) and
7 33333 6(a), the Redevelopment Plan contains a time limit for the effectiveness of the
8 Redevelopment Plan,

9 WHEREAS, pursuant to Health and Safety Code Section 33333 2 (a)(3) and
10 33333 6(b), the Redevelopment Plan contains a time limit for the payment of
11 indebtedness and receipt of property taxes,

12 WHEREAS, the California State Legislature has enacted SB 1096 making
13 various amendments to the Community Redevelopment Law (Health and Safety Code
14 Section 33000 *et seq*),

15 WHEREAS, Health and Safety Code Section 33333 2(d) and 33333 2(d)(4), as
16 added by SB 1096, provides that when an agency is required pursuant to Health and
17 Safety Code Section 33681 12 to make a payment to the county auditor for deposit in
18 the county's Educational Revenue Augmentation Fund, the legislative body of the
19 agency may amend, by ordinance, the redevelopment plan to extend the time limits
20 required pursuant to paragraphs 2 and 3 of subdivision (a) of Health and Safety Code
21 Section 33333 2 by one year for each year in which a payment is made In adopting
22 the ordinance neither the legislative body nor the agency is required to comply with
23 Health and Safety Code Section 33354 6, Article 12 (commencing with Health and
24 Safety Code Section 33450), or any other provision of the Community Redevelopment
25 Law relating to the amendment of redevelopment plans,

1 WHEREAS Health and Safety Code Section 33333 2 applies only to
2 redevelopment plans adopted on or after January 1, 1994,

3 WHEREAS, Component Area No 4 was adopted on or after January 1 1994,

4 WHEREAS Health and Safety Code Sections 33333 6(e)(2)(D) and
5 33333 6(e)(3), as added by SB 1096, provide that when an agency is required pursuant
6 to Health and Safety Code Section 33681 12 to make a payment to the county auditor
7 for deposit in the county s Educational Revenue Augmentation Fund, the legislative
8 body of the agency may amend by ordinance, the redevelopment plan to extend the
9 time limits required pursuant to subdivisions (a) and (b) of Health and Safety Code
10 Section 33333 6 by one year for each year in which a payment is made In adopting
11 the ordinance, neither the legislative body nor the agency is required to comply with
12 Health and Safety Code Section 33354 6, Article 12 (commencing with Health and
13 Safety Code Section 33450), or any other provision of the Community Redevelopment
14 Law relating to the amendment of redevelopment plans,

15 WHEREAS, Health and Safety Code Section 33333 6 applies only to
16 redevelopment plans adopted on or before December 31, 1993,

17 WHEREAS, Component Area No 1 Component Area No 2 and Component
18 Area No 3 were adopted on or before December 31, 1993,

19 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness for
20 Component Area No 1 and Component Area No 2 The time limits for effectiveness for
21 Component Area No 1 and Component Area No 2 are less than ten (10) years from
22 June 30, 2005 Under Health and Safety Code Section 33333 6 (e)(2)(D)(ii), the
23 Redevelopment Plan may be amended with respect to the time limits for effectiveness
24 and the time limits for payment of indebtedness and receipt of property taxes

25 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness for
26 Component Area No 3 The time limit for effectiveness for Component Area No 3 is

1 more than ten (10) years but less than twenty (20) years from June 30, 2005 Under
2 Health and Safety Code Section 33333 6(e)(2)(D)(ii), the Redevelopment Plan may be
3 amended with respect to the time limit for effectiveness and the time limit for payment
4 of indebtedness and receipt of property taxes

5 WHEREAS, Health and Safety Code Sections 33333 2(d) and
6 33333 6(e)(2)(D) do not apply to any redevelopment plan if the time limits for the
7 effectiveness of the redevelopment plan established pursuant to Health and Safety
8 Code Sections 33333 2(a)(2) or 33333 6(a) is more than twenty (20) years after the
9 last day of the fiscal year in which a payment is made,

10 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness of
11 the Redevelopment Plan for Component Area No 4 The time limit for effectiveness for
12 the Redevelopment Plan for Component Area No 4 is more than twenty (20) years from
13 June 30, 2005 and therefore, Component Area No 4 is not eligible for the time limits
14 extensions under Health and Safety Code Section 33333 2 (d),

15 WHEREAS, the Culver City Redevelopment Agency (the "Agency ") is required to
16 make payments pursuant to Health and Safety Code Section 33681 12,

17 WHEREAS, funds used to make payments to Los Angeles County's ("County")
18 Educational Revenue Augmentation Fund pursuant to Health and Safety Code Section
19 33681 12 would otherwise have been used to pay the costs of projects and activities
20 necessary to carry out the goals and objectives of the Redevelopment Plan

21 WHEREAS, the Agency and the City Council of the City of Culver City desire to
22 take advantage of the above mentioned provisions of the Health and Safety Code and
23 adopt an ordinance to extend the time limits on the effectiveness of the Redevelopment
24 Plan for Component Area No 1 Component Area No 2 and Component Area No 3 and
25 the time limits for paying indebtedness and receiving property taxes for Component
26 Area No 1, Component Area No 2 and Component Area No 3, and

1 WHEREAS all legal prerequisites to the adoption of this Ordinance have
2 occurred

3 THE CITY COUNCIL OF THE CITY OF CULVER CITY CALIFORNIA DOES
4 HEREBY ORDAIN AS FOLLOWS

5 SECTION 1 The City Council hereby finds and determines that all of the
6 foregoing recitals are true and correct

7 SECTION 2 The City Council hereby finds and determines with respect
8 to Component Area No 1, Component Area No 2 and Component Area No 3 for fiscal
9 year 2004-2005, all of the following

10 a During 2004-2005 fiscal year, the Agency, prior to May 10, 2005,
11 remitted an amount for deposit in the County's Educational Revenue Augmentation
12 Fund pursuant to Health and Safety Code Section 33681 12

13 b Funds used to make the payment to the County's Educational
14 Revenue Augmentation Fund pursuant to Health and Safety Code Section 33681 12
15 would otherwise have been used to pay the costs of projects and activities necessary to
16 carry out the goals and objectives of the Redevelopment Plan

17 c The Agency is in compliance with the requirements of Health and
18 Safety Code Section 33334 2 or 33334 6, as applicable

19 d The Agency has adopted an implementation plan in accordance
20 with the requirements of Health and Safety Code Section 33490

21 e The Agency is in compliance with subdivisions (a) and (b) of
22 Health and Safety Code Section 33413 to the extent applicable

23 f The Agency is not subject to sanctions pursuant to subdivision (e)
24 of Health and Safety Code Section 33334 12 for failure to expend, encumber or
25 disburse an excess surplus

1 SECTION 3 The City Council hereby finds and determines with respect to
2 Component Area No 1, Component Area No 2 and Component Area No 3 for fiscal
3 year 2005-2006, all of the following

4 a Agency, prior to May 10, 2006, shall remit an amount for deposit in
5 the County's Educational Revenue Augmentation Fund pursuant to Health and Safety
6 Code Section 33481.12 In addition, Agency has sent notice to County of its intent to
7 remit such amount for deposit in County's Educational Revenue Augmentation Fund In
8 furtherance of this obligation Agency shall immediately set aside an estimated amount
9 sufficient to cover the payment to the County Auditor-Controller for deposit in the
10 County's Educational Revenue Augmentation Fund and shall remit such amount prior
11 to May 10 2006

12 b The funds proposed to be set aside and used to make the payment
13 to the County's Educational Revenue Augmentation Fund pursuant to Health and
14 Safety Code Section 33681.12 would otherwise have been used to pay the costs of
15 projects and activities necessary to carry out the goals and objectives of the
16 Redevelopment Plan

17 c The Agency is in compliance with the requirements of Health and
18 Safety Code Section 33334.2 or 33334.6, as applicable

19 d The Agency has adopted an implementation plan in accordance
20 with the requirements of Health and Safety Code Section 33490

21 e The Agency is in compliance with subdivisions (a) and (b) of Health
22 and Safety Code Section 33413 to the extent applicable

23 f The Agency is not subject to sanctions pursuant to subdivision (e)
24 of Health and Safety Code Section 33334.12 for failure to expend, encumber, or
25 disburse an excess surplus

26 SECTION 4 Amendment of Time Limits Based upon the above findings and
27 in accordance with Health and Safety Code Sections 33333.6(e)(2)(D) and
28

1 33333 6(e)(3) and notwithstanding any other provisions in the Redevelopment Plan
2 the City Council hereby amends the Redevelopment Plan by extending the time limits
3 for plan effectiveness and payment of indebtedness and receipt of property taxes by
4 two (2) additional years each for Component Area No 1 Component Area No 2 and
5 Component Area No 3 only as stated herein by adoption of this Ordinance and
6 thereby establishes the following limitations

7 A Component Area No 1

- 8 (1) Plan Effectiveness The term of plan effectiveness for Component
9 Area No 1 shall expire on July 26 2014
- 10 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
11 to the provisions of paragraphs (g) and (h) of Health and Safety
12 Code Section 33333 6, no indebtedness shall be repaid from the
13 division and allocation of taxes to the Agency from Component
14 Area No 1 beyond July 26, 2024

15 B Component Area No 2

- 16 (1) Plan Effectiveness The term of plan effectiveness for Component
17 Area No 2 shall expire on December 28 2014
- 18 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
19 to the provisions of paragraphs (g) and (h) of Health and Safety
20 Code Section 33333 6, no indebtedness shall be repaid from the
21 division and allocation of taxes to the Agency from Component
22 Area No 2 beyond December 28 2024

23 C Component Area No 3

- 24 (1) Plan Effectiveness The term of plan effectiveness for Component
25 Area No 3 shall expire on November 24, 2018
- 26 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
27 to the provisions of paragraphs (g) and (h) of Health and Safety
28

1 Code Section 33333 6, no indebtedness shall be repaid from the
2 division and allocation of taxes to the Agency from Component
3 Area No 3 beyond November 24, 2028

4 SECTION 5 Except as amended herein, the Redevelopment Plan shall
5 remain in full force and effect according to its terms

6 SECTION 6 All required proceedings and considerations precedent to
7 the adoption of this ordinance have been regularly taken in accordance with applicable
8 law

9 SECTION 7 The Executive Director of the Agency shall notify the
10 appropriate public entities of the adoption of this ordinance including all taxing entities
11 as defined in Health and Safety Code Section 33353 2

12 SECTION 8 The limitations established by this ordinance shall apply to
13 the Redevelopment Plan and may only be amended in the manner required and to the
14 extent permitted by law

15 SECTION 9 If any section, subsection, subdivision, paragraph, sentence
16 clause or phrase in this ordinance or any part thereof is for any reason held to be
17 unconstitutional or invalid or ineffective by any court of competent jurisdiction such
18 decision shall not affect the validity or effectiveness of the remaining portions of this
19 ordinance or any part thereof The City Council hereby declares that it would have
20 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
21 thereof irrespective of the fact that any one (1) or more subsections subdivisions,
22 paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or
23 ineffective

24 SECTION 10 The Mayor of the City shall sign and City Clerk shall attest to
25 the passage of this ordinance The effective date of this ordinance shall be thirty (30)
26 days from the date of its adoption and prior to the expiration of fifteen (15) days from
27 the adoption hereof the City Clerk, pursuant to Section 512 of the City Charter shall
28

1 cause a summary of this ordinance to be published in Culver City News Additionally
2 the City Clerk shall post a summary of this Ordinance in at least three (3) public places
3 within the City pursuant to Section 517 of the City Charter

4
5 APPROVED and ADOPTED this _____ day of _____ 2005
6
7

8 _____
ALBERT M VERA Mayor
City of Culver City, California
9

10 ATTEST

APPROVED AS TO FORM

11
12 _____
13 CHRISTOPHER ARMENTA,
City Clerk
14

15
16 _____
17 *Carol A. Schwab*
18 CAROL A SCHWAB
19 City Attorney
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1 Area No 2 and former Project Area No 3 was designated as Component Area No 3 in
2 the Redevelopment Plan

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4 City Redevelopment Project by ordinance of the City Council on November 23 1998
5 (Ord No 98-015),

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7 33333 6(a), the Redevelopment Plan contains a time limit for the effectiveness of the
8 Redevelopment Plan,

9 WHEREAS, pursuant to Health and Safety Code Section 33333 2 (a)(3) and
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11 indebtedness and receipt of property taxes,

12 WHEREAS, the California State Legislature has enacted SB 1096 making
13 various amendments to the Community Redevelopment Law (Health and Safety Code
14 Section 33000 *et seq*),

15 WHEREAS, Health and Safety Code Section 33333 2(d) and 33333 2(d)(4), as
16 added by SB 1096, provides that when an agency is required pursuant to Health and
17 Safety Code Section 33681 12 to make a payment to the county auditor for deposit in
18 the county's Educational Revenue Augmentation Fund, the legislative body of the
19 agency may amend, by ordinance, the redevelopment plan to extend the time limits
20 required pursuant to paragraphs 2 and 3 of subdivision (a) of Health and Safety Code
21 Section 33333 2 by one year for each year in which a payment is made In adopting
22 the ordinance neither the legislative body nor the agency is required to comply with
23 Health and Safety Code Section 33354 6, Article 12 (commencing with Health and
24 Safety Code Section 33450), or any other provision of the Community Redevelopment
25 Law relating to the amendment of redevelopment plans,

1 WHEREAS Health and Safety Code Section 33333 2 applies only to
2 redevelopment plans adopted on or after January 1, 1994,

3 WHEREAS, Component Area No 4 was adopted on or after January 1 1994,

4 WHEREAS Health and Safety Code Sections 33333 6(e)(2)(D) and
5 33333 6(e)(3), as added by SB 1096, provide that when an agency is required pursuant
6 to Health and Safety Code Section 33681 12 to make a payment to the county auditor
7 for deposit in the county s Educational Revenue Augmentation Fund, the legislative
8 body of the agency may amend by ordinance, the redevelopment plan to extend the
9 time limits required pursuant to subdivisions (a) and (b) of Health and Safety Code
10 Section 33333 6 by one year for each year in which a payment is made In adopting
11 the ordinance, neither the legislative body nor the agency is required to comply with
12 Health and Safety Code Section 33354 6, Article 12 (commencing with Health and
13 Safety Code Section 33450), or any other provision of the Community Redevelopment
14 Law relating to the amendment of redevelopment plans,

15 WHEREAS, Health and Safety Code Section 33333 6 applies only to
16 redevelopment plans adopted on or before December 31, 1993,

17 WHEREAS, Component Area No 1 Component Area No 2 and Component
18 Area No 3 were adopted on or before December 31, 1993,

19 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness for
20 Component Area No 1 and Component Area No 2 The time limits for effectiveness for
21 Component Area No 1 and Component Area No 2 are less than ten (10) years from
22 June 30, 2005 Under Health and Safety Code Section 33333 6 (e)(2)(D)(ii), the
23 Redevelopment Plan may be amended with respect to the time limits for effectiveness
24 and the time limits for payment of indebtedness and receipt of property taxes

25 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness for
26 Component Area No 3 The time limit for effectiveness for Component Area No 3 is

1 more than ten (10) years but less than twenty (20) years from June 30, 2005 Under
2 Health and Safety Code Section 33333 6(e)(2)(D)(ii), the Redevelopment Plan may be
3 amended with respect to the time limit for effectiveness and the time limit for payment
4 of indebtedness and receipt of property taxes

5 WHEREAS, Health and Safety Code Sections 33333 2(d) and
6 33333 6(e)(2)(D) do not apply to any redevelopment plan if the time limits for the
7 effectiveness of the redevelopment plan established pursuant to Health and Safety
8 Code Sections 33333 2(a)(2) or 33333 6(a) is more than twenty (20) years after the
9 last day of the fiscal year in which a payment is made,

10 WHEREAS, the Redevelopment Plan contains a time limit for effectiveness of
11 the Redevelopment Plan for Component Area No 4 The time limit for effectiveness for
12 the Redevelopment Plan for Component Area No 4 is more than twenty (20) years from
13 June 30, 2005 and therefore, Component Area No 4 is not eligible for the time limits
14 extensions under Health and Safety Code Section 33333 2 (d),

15 WHEREAS, the Culver City Redevelopment Agency (the "Agency ") is required to
16 make payments pursuant to Health and Safety Code Section 33681 12,

17 WHEREAS, funds used to make payments to Los Angeles County's ("County")
18 Educational Revenue Augmentation Fund pursuant to Health and Safety Code Section
19 33681 12 would otherwise have been used to pay the costs of projects and activities
20 necessary to carry out the goals and objectives of the Redevelopment Plan

21 WHEREAS, the Agency and the City Council of the City of Culver City desire to
22 take advantage of the above mentioned provisions of the Health and Safety Code and
23 adopt an ordinance to extend the time limits on the effectiveness of the Redevelopment
24 Plan for Component Area No 1 Component Area No 2 and Component Area No 3 and
25 the time limits for paying indebtedness and receiving property taxes for Component
26 Area No 1, Component Area No 2 and Component Area No 3, and

1 WHEREAS all legal prerequisites to the adoption of this Ordinance have
2 occurred

3 THE CITY COUNCIL OF THE CITY OF CULVER CITY CALIFORNIA DOES
4 HEREBY ORDAIN AS FOLLOWS

5 SECTION 1 The City Council hereby finds and determines that all of the
6 foregoing recitals are true and correct

7 SECTION 2 The City Council hereby finds and determines with respect
8 to Component Area No 1, Component Area No 2 and Component Area No 3 for fiscal
9 year 2004-2005, all of the following

10 a During 2004-2005 fiscal year, the Agency, prior to May 10, 2005,
11 remitted an amount for deposit in the County's Educational Revenue Augmentation
12 Fund pursuant to Health and Safety Code Section 33681 12

13 b Funds used to make the payment to the County's Educational
14 Revenue Augmentation Fund pursuant to Health and Safety Code Section 33681 12
15 would otherwise have been used to pay the costs of projects and activities necessary to
16 carry out the goals and objectives of the Redevelopment Plan

17 c The Agency is in compliance with the requirements of Health and
18 Safety Code Section 33334 2 or 33334 6, as applicable

19 d The Agency has adopted an implementation plan in accordance
20 with the requirements of Health and Safety Code Section 33490

21 e The Agency is in compliance with subdivisions (a) and (b) of
22 Health and Safety Code Section 33413 to the extent applicable

23 f The Agency is not subject to sanctions pursuant to subdivision (e)
24 of Health and Safety Code Section 33334 12 for failure to expend, encumber or
25 disburse an excess surplus

1 SECTION 3 The City Council hereby finds and determines with respect to
2 Component Area No 1, Component Area No 2 and Component Area No 3 for fiscal
3 year 2005-2006, all of the following

4 a Agency, prior to May 10, 2006, shall remit an amount for deposit in
5 the County's Educational Revenue Augmentation Fund pursuant to Health and Safety
6 Code Section 33481.12. In addition, Agency has sent notice to County of its intent to
7 remit such amount for deposit in County's Educational Revenue Augmentation Fund. In
8 furtherance of this obligation, Agency shall immediately set aside an estimated amount
9 sufficient to cover the payment to the County Auditor-Controller for deposit in the
10 County's Educational Revenue Augmentation Fund and shall remit such amount prior
11 to May 10, 2006.

12 b The funds proposed to be set aside and used to make the payment
13 to the County's Educational Revenue Augmentation Fund pursuant to Health and
14 Safety Code Section 33681.12 would otherwise have been used to pay the costs of
15 projects and activities necessary to carry out the goals and objectives of the
16 Redevelopment Plan.

17 c The Agency is in compliance with the requirements of Health and
18 Safety Code Section 33334.2 or 33334.6, as applicable.

19 d The Agency has adopted an implementation plan in accordance
20 with the requirements of Health and Safety Code Section 33490.

21 e The Agency is in compliance with subdivisions (a) and (b) of Health
22 and Safety Code Section 33413 to the extent applicable.

23 f The Agency is not subject to sanctions pursuant to subdivision (e)
24 of Health and Safety Code Section 33334.12 for failure to expend, encumber, or
25 disburse an excess surplus.

26 SECTION 4 Amendment of Time Limits Based upon the above findings and
27 in accordance with Health and Safety Code Sections 33333.6(e)(2)(D) and
28

1 33333 6(e)(3) and notwithstanding any other provisions in the Redevelopment Plan
2 the City Council hereby amends the Redevelopment Plan by extending the time limits
3 for plan effectiveness and payment of indebtedness and receipt of property taxes by
4 two (2) additional years each for Component Area No 1 Component Area No 2 and
5 Component Area No 3 only as stated herein by adoption of this Ordinance and
6 thereby establishes the following limitations

7 A Component Area No 1

- 8 (1) Plan Effectiveness The term of plan effectiveness for Component
9 Area No 1 shall expire on July 26 2014
- 10 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
11 to the provisions of paragraphs (g) and (h) of Health and Safety
12 Code Section 33333 6, no indebtedness shall be repaid from the
13 division and allocation of taxes to the Agency from Component
14 Area No 1 beyond July 26, 2024

15 B Component Area No 2

- 16 (1) Plan Effectiveness The term of plan effectiveness for Component
17 Area No 2 shall expire on December 28 2014
- 18 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
19 to the provisions of paragraphs (g) and (h) of Health and Safety
20 Code Section 33333 6, no indebtedness shall be repaid from the
21 division and allocation of taxes to the Agency from Component
22 Area No 2 beyond December 28 2024

23 C Component Area No 3

- 24 (1) Plan Effectiveness The term of plan effectiveness for Component
25 Area No 3 shall expire on November 24, 2018
- 26 (2) Repayment of Indebtedness, Receipt of Property Taxes Subject
27 to the provisions of paragraphs (g) and (h) of Health and Safety
28

1 Code Section 33333 6, no indebtedness shall be repaid from the
2 division and allocation of taxes to the Agency from Component
3 Area No 3 beyond November 24, 2028

4 SECTION 5 Except as amended herein, the Redevelopment Plan shall
5 remain in full force and effect according to its terms

6 SECTION 6 All required proceedings and considerations precedent to
7 the adoption of this ordinance have been regularly taken in accordance with applicable
8 law

9 SECTION 7 The Executive Director of the Agency shall notify the
10 appropriate public entities of the adoption of this ordinance including all taxing entities
11 as defined in Health and Safety Code Section 33353 2

12 SECTION 8 The limitations established by this ordinance shall apply to
13 the Redevelopment Plan and may only be amended in the manner required and to the
14 extent permitted by law

15 SECTION 9 If any section, subsection, subdivision, paragraph, sentence
16 clause or phrase in this ordinance or any part thereof is for any reason held to be
17 unconstitutional or invalid or ineffective by any court of competent jurisdiction such
18 decision shall not affect the validity or effectiveness of the remaining portions of this
19 ordinance or any part thereof The City Council hereby declares that it would have
20 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
21 thereof irrespective of the fact that any one (1) or more subsections subdivisions,
22 paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or
23 ineffective

24 SECTION 10 The Mayor of the City shall sign and City Clerk shall attest to
25 the passage of this ordinance The effective date of this ordinance shall be thirty (30)
26 days from the date of its adoption and prior to the expiration of fifteen (15) days from
27 the adoption hereof the City Clerk, pursuant to Section 512 of the City Charter shall
28

1 cause a summary of this ordinance to be published in Culver City News Additionally
2 the City Clerk shall post a summary of this Ordinance in at least three (3) public places
3 within the City pursuant to Section 517 of the City Charter

4
5 APPROVED and ADOPTED this _____ day of _____ 2005
6
7

8 _____
ALBERT M VERA Mayor
City of Culver City, California
9

10 ATTEST

APPROVED AS TO FORM

11
12 _____
13 CHRISTOPHER ARMENTA,
City Clerk
14

15
16 _____
17 *Carol A. Schwab*
18 CAROL A SCHWAB
19 City Attorney
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