

These Minutes are Not Official Until  
Approved by The Culver City Redevelopment Agency Board

ADJOURNED REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY  
CITY OF CULVER CITY,  
CALIFORNIA

June 27, 2011  
5:30 p.m.

**Call to Order & Roll Call**

The meeting of the Redevelopment Agency was called to order at 5:30 p.m.

Present: D. Scott Malsin, Agency Chair  
Jeffrey Cooper, Agency Vice Chair  
Christopher Armenta, Agency Member  
Micheál O'Leary, Agency Member  
Andrew Weissman, Agency Member

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**Closed Session**

The Redevelopment Agency will immediately adjourn to Closed Session to discuss the following item:

**CS-1 Conference with Real Property Negotiators**

Re: Metro Right-of-Way (adjacent to Exposition Boulevard)

Agency Negotiator: John Nachbar, City Manager/Executive Director  
Sol Blumenfeld, Community Development Director/Assistant Executive Director,  
Todd Tipton, Deputy Community Development Director/ Redevelopment  
Administrator and Murray Kane, Agency General Counsel

Other Parties Negotiators: Rick Thorpe, Chief Executive Officer, Exposition Light  
Rail Construction Authority

Under Negotiation: Both Price and Terms of Payment or Both, including use  
restrictions, development obligations and other monetary considerations.

Pursuant to Government Code Section 54956.8

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**Recess**

The Redevelopment Agency recessed to Closed Session at 5:30 p.m.

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### **Reconvene**

The Redevelopment Agency reconvened its meeting at 7:13 p.m. with all Members present.

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### **Closed Session Report**

Member O'Leary indicated nothing to report out of closed session.

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### **Invocation/Pledge of Allegiance**

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Larry Green.

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### **Public Comment for Items NOT On the Agenda**

Member O'Leary invited public comment.

John Nachbar, City Manager, reported that due to resident input at the June 25, 2011 Community Meeting at Vets Park with regard to traffic circulation around the middle school and the high school, staff has decided to allow time to go through the normal process with additional community meetings before bringing the item before the City Council. He indicated that would result in missing the deadline for the current application period but that staff would pursue the item in another grant period.

The following members of the audience addressed the Agency Board:

Paul Condran, Equipment Maintenance Manager, introduced several staff members and reported on their participation in a voluntary Fleet Certification Recognition Program.

Shakesha Palmer requested that the Code Enforcement Section 1109.215 written in 1965 be revisited in order to change the requirement that ice cream trucks remain 300 feet from public schools and parks to 50 feet.

Matthew Hetz, Culver City Symphony Orchestra, provided a run down on their last season and he thanked the City for their support.

**Public Comment for Items NOT On the Agenda (Continued)**

Nancy Goldberg requested an agendized discussion of establishing a Motion Picture and Television Museum.

Carlo Silbiger reported that the Culver City Democratic Club had voted to form an ad hoc committee to investigate the feasibility of establishing a Motion Picture and Television Museum downtown, and he discussed the Summer Concert Series.

A discussion ensued between staff and the City Council regarding the responsibility and funding for festival marketing.

Mollie Lee Wolinski requested that the City Council agendize a discussion of creating a committee to investigate the feasibility of establishing a Motion Picture and Television Museum in the City.

Stephen Gorley thanked the City for allowing them to use the Council Chambers for the middle school mock trial and he echoed previous requests to create an ad hoc committee to explore the museum idea.

Ross Hawkins provided background on himself and expressed support for the establishment of an ad hoc committee to explore the feasibility of a Motion Picture and Television Museum on Parcel B.

Daryl Churness urged the City Council to agendize a discussion of creating an ad hoc committee to explore the feasibility of establishing a Motion Picture and Television Museum on Parcel B.

A discussion ensued between staff and the City Council regarding agendizing a discussion of an ad hoc committee to consider the museum concept; location of the museum; existing entitlements; economics and feasibility; noticing interested parties; other local museums; and consensus to agendize the discussion.

Gary Silbiger spoke in support of establishing a Motion Picture and Television Museum to raise the profile of the City.

Meghan Sahli-Wells discussed establishing a Motion Picture and Television Museum in the City on Parcel B.

Pam Turner spoke in support of establishing a Motion Picture and Television Museum in Culver City.

**Public Comment for Items NOT On the Agenda (Continued)**

Member O'Leary reported receiving calls in support of the museum concept noting that the City would take the idea seriously and carefully consider the idea.

Martin Cole, City Clerk/ Assistant City Manager, read written comments submitted by:

Amy Churness  
Bill Wynn

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**Public Comment for Items On the Agenda**

Member O'Leary invited public participation.

There was no response.

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**Announcements**

Member O'Leary announced the 17<sup>th</sup> Annual Culver City Music Festival in the City Hall Courtyard on Thursdays from July 7 to August 25, 2011 and a free performance by "We Tell Stories" on June 29, 2011 at the Julian Dixon Library.

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**Joint Consent Calendar**

Item JC-1

**Approval of an Amendment to the Existing Professional Services Agreement with St. Joseph Center for the Provision of Homeless Outreach, Supportive Service and Data Collection for the Period of July 1, 2011 through June 30, 2013**

Tevis Barnes, Housing Administrator clarified that the contract should be for one year rather than two as originally stated.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER COOPER, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

Item JC-1  
(Continued)

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ST. JOSEPH CENTER FOR THE PROVISION OF HOMELESS OUTREACH, SUPPORTIVE SERVICES AND DATA COLLECTION IN THE AMOUNT OF \$123,440 (INCLUDING REIMBURSABLE COSTS) ANNUALLY FOR THE ONE YEAR PERIOD FROM JULY 1, 2011
2. AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND AGENCY, RESPECTIVELY.

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Item JC-2

**Approval of a Request from Oliver McMillan to Purchase Digital Projection Systems and Related Equipment for the Pacific Theatres**

Member Armenta received clarification that the projectors at the theater are City property and he wanted to see any value possible derived from the sale of the old projectors.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER ARMENTA AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD: APPROVE A REQUEST FROM OLIVER MCMILLAN TO PURCHASE A DIGITAL PROJECTION SYSTEM FOR PACIFIC THEATRES AT A COST OF \$428,000 FROM THE THEATER'S CAPITAL RESERVE FUND.

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**Consent Calendar**

Item C-1

**Meeting Minutes**

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER COOPER, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD APPROVE MINUTES FOR THE MEETING OF MAY 2, 2011, MAY 9, 2011 AND THE REGULAR MEETING OF MAY 23, 2011.

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**Joint Item**

Item J-1

**Approval of the 1) issuance of a Request for Qualifications to Solicit Developer Interest in the Development of a Specialty Retail “Market Hall” on the City-Owned Property Located at the Northeast and Northwest Corners of Washington Boulevard at Centinela Avenue and 2) Release of a Request for Proposals to Construct a Public Parking Structure**

Sol Blumenfeld, Assistant Executive Director, presented a summary of the material of record.

Member O’Leary invited public comment.

The following members of the audience addressed the Agency Board:

Robert Pine discussed the history of the property; he felt that the current proposal was the opposite of the original visioning statement discussed by a previous Council; noted the pedestrian friendly emphasis of the original plan; discussed existing traffic conditions in the area; and he suggested that if the vision had changed that the statement be changed to match it so the neighbors have realistic expectations.

Jean Ballantine discussed noticing for the item; expressed concern with the proposed parking garage; traffic conditions in the neighborhood; restaurants in the neighborhood; security and liability issues; and gang activity and graffiti in the area.

Edward Atkatz expressed concern with the proposed parking structure; access to Colonial Avenue; and maintaining some of the current tranquility.

David Mora discussed public notice; public input; the process; and requested that there be no access to the parking structure from Colonial.

Larry Greene, representing Herbert Street, discussed the current proposal vs. the original proposal and expressed concern with the proposed parking structure.

Stacey Pyre reported previous involvement in discussions regarding the property; expressed concern with the proposed parking structure; wanted to see consideration given to traffic issues; questioned how the plan came to put parking on the Colonial side instead of the other side of the street; and she wanted to see the neighborhood become more pedestrian friendly.

Item J-1  
(Continued)

Martin Cole, City Clerk/Assistant City Manager, read written comments submitted by:

Annalisa Spira  
Corinne Lightweaver  
Judy Scott  
Evan Caplicki  
Dianne Black

A discussion ensued between staff and the Agency Board regarding public noticing for the item; potential development proposals; pedestrian activity and market halls; the intent to create a local serving area and an outside attraction; access issues; screening the parking structure from view; project design; next steps in the process; minimizing cut through traffic; origin of the conceptual plan and history of the property; public vetting of the current idea; current economic conditions; neighborhood support of businesses; parking and traffic issues; subterranean parking; keeping traffic off of Colonial; including more parking than is necessary for the project; permit parking; the transformation of the downtown area; area restaurants; the outreach process; interest from the development community; opportunities to protect adjacent neighborhoods from impacts of the development; the RFQ and RFP stages; appearance of the project; public parking; concern with putting an RFP out for parking before understanding the nature of the development interest; cost considerations and above grade parking; design studies; calculating parking spaces; timing of the project; protecting the residents nearest the project; a suggestion that interested developers watch this meeting and heed public input; opportunity for public input; proper traffic mitigation; support for entrance and exits to be on Washington/Centinela rather than on the smaller streets; a possible cul de sac; a public notice board at the site; information on the website; keeping email addresses updated for homeowner association representatives; making the area more pedestrian friendly; clarification on how long the lot has been vacant; and a belief that improving the lot will remove a trouble spot in the area.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE THE CONTENT AND ISSUANCE OF A REQUEST FOR QUALIFICATIONS TO DEVELOPERS IN ORDER TO DEVELOP A MARKET HALL CONCEPT ON THE SITE; AND
2. APPROVE THE CONTENT AND ISSUANCE OF A REQUEST FOR PROPOSALS TO SECURE A CONSULTING FIRM TO DESIGN AND OVERSEE CONSTRUCTION OF A PUBLIC PARKING STRUCTURE.

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**Public Comment for Items NOT on the Agenda**

Member O'Leary invited public participation.

There was no response.

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**Receipt of Correspondence**

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY RECEIVE AND FILE CORRESPONDENCE.

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**Items from Staff**

Martin Cole, City Clerk/Assistant City Manager, indicated that the next meeting would be on July 11, 2011 and new speaker cards and agendas would be used for that meeting.

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**Items from the Agency**

**Items from Chair Malsin**

- Requested an agendaized discussion on hosting a Small Business Seminar in Council Chambers.

A discussion ensued between staff and the City Council regarding existing City policy regarding use of the room; sponsorship; the State Board of Equalization and Franchise Tax Board; and room capacity.

**Items from Member Weissman**

- Reported receipt of correspondence from Mobile Home Park Owners in the City regarding a No Closure Covenant and requested a discussion on the matter.

**Items from Member Weissman (Continued)**

A discussion ensued between staff and the Agency Board regarding when the item would come forward; Council direction regarding the Mobile Home Park ordinance; contents of the staff report; covenant related options; comments received from the public; a request for consensus to consider options with regard to a covenant; staff time involved; potential covenant options; protection to the residents; the necessity of an ordinance; covenants vs. ordinances; including the Housing Department in the discussion; staff agreement to provide additional information; and a request for background information on the item.

**Items from Member Cooper**

- Congratulated the Culver City Little League All Stars.

**Items from Member O'Leary**

- Reported attending the opening of the Bike Path and discussing redevelopment funds with Assemblymember Holly Mitchell.
- Reported attending the 100<sup>th</sup> Anniversary of Venice High School.

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**Adjournment**

There being no further business, at 10:28 p.m., the Agency adjourned its meeting to a meeting on Monday, July 11 2011 at 7:00 p.m.

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Alice Prasad  
SECRETARY of the City of Culver City Redevelopment Agency, California

APPROVED

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D. Scott Malsin  
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California