

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY
THE CITY COUNCIL AND THE SUCCESSOR AGENCY
TO THE CULVER CITY REDEVELOPMENT AGENCY BOARD

SPECIAL MEETING OF THE
CITY COUNCIL AND SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

December 21, 2015

Call to Order & Roll Call

Vice Mayor Weissman called the meeting of the City Council and the Successor Agency to the Culver City Redevelopment Agency Board to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

Present: Micheál O'Leary, Mayor*
Andrew Weissman, Vice Mayor
Jim B. Clarke, Council Member
Jeffrey Cooper, Council Member
Meghan Sahli-Wells, Council Member

*Mayor O'Leary arrived at 6:15 p.m.

Note: The City Council also sits as Members of the
Governing Board(s) convened as part of the Meeting.

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Closed Session

The City Council and Successor Agency to the Culver City Redevelopment Agency Board recessed to Closed Session to consider the following item:

CS-1 CC:SA - Conference with Real Property Negotiators
Re: 9300 Culver Boulevard (Parcel B)
City and Successor Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Assistant Executive Director/Community Development Director
Other Parties Negotiators: Combined/Hudson 9300 Culver LLC
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

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Reconvene

Mayor O'Leary reconvened the City Council and Successor Agency to the Culver City Redevelopment Agency Board at 7:03 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The invocation was led by City Manager John Nachbar, and the Pledge of Allegiance was led by Michael Hackman.

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Report on Action Taken in Closed Session

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

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

Martin Cole, Assistant City Manager/City Clerk, reported that the candidate filing period for the City Council election to be held on April 12, 2016 had opened, noting that information is available on the City website.

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Joint Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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Receipt and Filing of Correspondence

MOVED BY COUNCIL MEMBER CLARKE, SECONDED BY VICE MAYOR WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

Martin Cole, Assistant City Manager/City Clerk, reported that correspondence received in the City Clerk's Office before 4 p.m. on item A-1 had been made part of the official City record with copies provided to the City Council.

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Order of the Agenda

No changes were made.

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Action Item

Item A-1

CC - FOUR-FIFTHS VOTE REQUIREMENT (#5 only) - (1) Adoption of a Resolution Relating to Compliance with the California Environmental Quality Act (CEQA); (2) Approval of a Revised Design for the Town Plaza Expansion Improvements; (3) Approval of a Conceptual Design for the Culver Boulevard Access Improvements (Including a Driveway, Ramp, and Underground Tunnel Providing Ingress and Egress to/from the Project and Culver Studios from Culver Boulevard); (4) Approval of a Revised Design for the Public Parking Improvements Located at and Adjacent to 9300 Culver Boulevard (Parcel B); (5) (Four-Fifths Vote Requirement) Approval of a Budget Amendment to Reallocate and Appropriate Tax-Exempt Bond Proceeds to Develop and Construct the Public Parking Improvements and Town Plaza Expansion Improvements; (6) Approval of Four Separate Agreements Implementing Various Aspects of the Disposition and Development Agreement between the City of Culver City and Combined/Hudson 9300 Culver LLC, for the Development of the Parcel B Improvements and the Public Parking, Town Plaza Expansion, and Culver Boulevard Access Improvements; and (7) Approval of a Payment and Performance Agreement and Back-up Easement Agreement between the City of Culver City and The Culver Studios for the Culver Boulevard Access Improvements Providing Access Through Parcel B and the Town Plaza Expansion Parcel to The Culver Studios Existing On-Site Parking; and (8) With the Concurrence of the City Attorney, Authorize the City Manager to Negotiate and Approve Minor Revisions to All of the Above Agreements as Deemed Appropriate by the City Manager

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

Martin Cole, Assistant City Manager/City Clerk, reported that a revised Attachment 8 had been uploaded to the City website and distributed to the City Council, and Attachment 5 and Attachment 6 were also revised with copies made part of the public record and distributed to City Council Members.

Scott Kend, Combined Properties, provided an update on the project; discussed progress on the parking garage, the Town Plaza design, and the addition of the ramp; perception of the public and the retailers; the garage; and drawing people in.

Steven Ehrlich, Ehrlich Architects, provided a presentation on the design of the project.

Gerdo Aquino, SWA Group, discussed landscape design for the project; celebrating public life in Culver City; context; identity; enhancing the pedestrian connection; drawing people up to the elevated plaza; continuity of function and use; the range of uses; and use as a gathering space.

Scott Kend, Combined Properties, discussed the parking garage and the ramp; merchandising in the plaza; and the need for a zone change.

Discussion ensued between project representatives, staff and Council Members regarding ingress and egress; the parking structure; bollards; Fire Department access; turning movements; a potential valet entrance; traffic management; the 2007 entitlement with the prior developer; access to retail; noise levels; the public/performance space; the current location of the summer concert series; merchandising the plaza; making the stage a barrier so it doesn't feel like a tunnel; improvements made on the southerly side; the ramp; increased pedestrian and bike access; funding for the Town Plaza portion; parking at the Ince parking structure; drawing people in; bond proceeds available from the Washington AIP project Phase 4; median installations; signage for parking access; concern with seeing the majority of the project for the first time when being asked for approval; concern with flexibility; latitude; shared costs; controlled access; operational issues; the shared use agreement; parking operation issues; technology; open issues; increased costs of public parking improvements; who bears the cost of Culver Boulevard access improvements; the City's financial

contribution to the ramp; clarification that the change would not make the City pay more; and impacts to the Farmers Market.

Mayor O'Leary invited public comment.

The following members of the audience addressed the City Council:

Seth Horowitz, General Manager of the Culver Hotel, read an excerpt of an email sent to the City Council from the owner of the Culver Hotel expressing support for the new project and requesting to be involved with the process.

Karim Sahli noted the timing of the meeting and lack of turn out by residents; he asked the City Council to delay the vote to allow for public input; he noted that tonight was the first chance to see the project in five years and many changes had been made; discussed the shift from a pedestrian oriented project to an automobile oriented one; the three-lane entrance; the critical importance of the City's historic landmarks; concern with rushing into the project; the parking lot entrance in front of the Culver Studios; the location of the parking valet; and he questioned what happened to the fountain.

Marla Koosed expressed support for the landscape architecture firm for the project, and she hoped that Cultural Affairs staff would be involved in the planning process.

Dan Milder questioned the driving force behind the ramp on Culver; changes to the original design; whether there is still an entrance on the south side; whether there must be an entrance on the north and the south; he discussed saving the view of the studio from Main Street; and gridlock in the downtown area.

Donna LeBlanc noted previous discussions regarding ingress and egress; concern with feeding traffic through the neighborhood; and she felt the traffic circle needed to stay.

Karl Manheim expressed concern with traffic and circulation; questioned why traffic studies had not been done in the downtown neighborhood area since 1998; discussed the approval of the Culver Studios expansion; original projections for increased traffic on Irving Place that were far exceeded; he asked that a new traffic study be done; discussed dedicated

parking spaces for Parcel B; and concern with allowing enough time for information to be considered by the public.

Ron Smoire expressed concern with traffic and parking.

Sylvia Bianchi, Executive Director of the Culver City Downtown Business Association, reported support for the north parking entrance in the project; discussed the importance of the parking experience; problems with current structures; and she did not want to see anything that would negatively affect DBA members.

Discussion ensued between staff and Council Members regarding entitlements; location of the proposed stage; design of the access ramp; the request for new traffic studies to address changes to the project; clarification that the project has not changed since the 2010 entitlements; changes in the City since the project was conceived; the level of service at Culver and Main; when the public received access to the traffic analysis; providing new access to public and private parking; ingress and egress restrictions; reexamining the circulation plan; the original project; gridlock relief; improved conditions in Town Plaza; background on the project and the process; concern with rushing through the process; giving the project its fair due; public awareness of the item; concern with choosing vehicular access over pedestrian access; more specific drawings; loss of public space in favor of cars; the City's responsibility for funding special pavement; the original water feature; evolution of the design based upon budgetary constraints; public notification; support for the ramp; and project enhancements.

MOVED BY VICE MAYOR WEISSMAN AND SECONDED BY COUNCIL MEMBER CLARKE THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION RELATING TO COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;
2. APPROVE THE REVISED DESIGN FOR THE TOWN PLAZA EXPANSION IMPROVEMENTS;
3. APPROVE THE REVISED DESIGN FOR THE PUBLIC PARKING IMPROVEMENTS;
4. APPROVE THE CONCEPTUAL DESIGN OF THE CULVER BOULEVARD ACCESS IMPROVEMENTS;

5. AUTHORIZE THE CITY MANAGER TO APPROVE MINOR, NON-MATERIAL CHANGES TO THE DESIGNS FOR THE TOWN PLAZA EXPANSION IMPROVEMENTS AND THE PUBLIC PARKING IMPROVEMENTS;

6. FOUR-FIFTHS VOTE REQUIREMENT - APPROVE A BUDGET AMENDMENT TO REALLOCATE AND APPROPRIATE TAX-EXEMPT BOND PROCEEDS TO CONSTRUCT THE TOWN PLAZA EXPANSION IMPROVEMENTS AND PUBLIC PARKING IMPROVEMENTS;

7. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE FOLLOWING AGREEMENTS IMPLEMENTING VARIOUS ASPECTS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY, COMBINED PACIFIC/HUDSON 9300 CULVER, LLC ("COMBINED") FOR THE DEVELOPMENT OF THE PARCEL B IMPROVEMENTS AND THE PUBLIC PARKING, TOWN PLAZA EXPANSION, AND CULVER BOULEVARD ACCESS IMPROVEMENTS:

- REIMBURSEMENT AGREEMENT RELATING TO DESIGN SERVICES FOR THE TOWN PLAZA EXPANSION REIMBURSEMENT AGREEMENT RELATING TO DESIGN SERVICES FOR THE PARCEL B IMPROVEMENTS AND THE PUBLIC IMPROVEMENTS;
- DEVELOPMENT AND CONSTRUCTION CONTRACT FOR PUBLIC IMPROVEMENTS;
- CULVER SIGN LICENSE AGREEMENT.

8. AUTHORIZE THE CITY MANAGER TO EXECUTE ON BEHALF OF THE CITY THE REIMBURSEMENT AGREEMENTS, THE DEVELOPMENT AND CONSTRUCTION CONTRACT, AND THE CULVER SIGN LICENSE AGREEMENT, TOGETHER WITH SUCH MINOR REVISIONS AS MAY BE APPROVED BY THE CITY MANAGER AND THE CITY ATTORNEY;

9. APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE ON BEHALF OF THE CITY A PAYMENT AND PERFORMANCE AGREEMENT AND BACKUP EASEMENT AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE CULVER STUDIOS FOR THE CULVER BOULEVARD ACCESS IMPROVEMENTS TO PROVIDE ACCESS UNDER PARCEL B AND THE TOWN PLAZA EXPANSION PARCEL TO THE CULVER STUDIOS EXISTING ON-SITE PARKING SPACES, TOGETHER WITH SUCH MINOR REVISIONS AS MAY BE APPROVED BY THE CITY MANAGER AND THE CITY ATTORNEY.

10. WITH THE CONCURRENCE OF THE CITY ATTORNEY, AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND APPROVE MINOR REVISIONS TO ALL OF THE ABOVE AGREEMENTS AS DEEMED APPROPRIATE BY THE CITY MANAGER

11. AUTHORIZE THE CITY ATTORNEY AND CITY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS;

12. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: SAHLI-WELLS

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Public Comment - Items Not on the Agenda

Mayor O'Leary invited public comment.

No cards were received and no speakers came forward.

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Items from Members

None.

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Adjournment

There being no further business, at 9:11 p.m., the City Council and Successor Agency to the Culver City Redevelopment Agency Board adjourned the meeting.

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Martin R. Cole
CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency
Board
Culver City, California

MICHEÁL O'LEARY

MAYOR of Culver City, California and CHAIR of the
Successor Agency to the Culver City Redevelopment Agency
Board