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1 and enforcing the enforceable obligations of the former redevelopment agencies and
2 expeditiously winding down the business and fiscal affairs of the former redevelopment
3 agencies; and

4 WHEREAS, the City Council of the City of Culver City adopted Resolution No.
5 2012-R001 on January 9, 2012, pursuant to Part 1.85 of the Dissolution Act, accepting for the
6 City the role of successor agency to the Former CCRA ("Successor Agency"); and

7
8 WHEREAS, on February 6, 2012, the Board of Directors of the Successor
9 Agency, adopted Resolution No. 2012-SA001 naming itself the "Successor Agency to the
10 Culver City Redevelopment Agency", the sole name by which it will exercise its powers and
11 fulfill its duties pursuant to Part 1.85 of the Dissolution Act and establishing itself as a
12 separate legal entity with rules and regulations that will apply to the governance and
13 operations of the Successor Agency; and

14
15 WHEREAS, the Dissolution Act was amended by Assembly Bill No. 1484 ("AB
16 1484") on June 27, 2012, which, among other things, imposed procedures for the Successor
17 Agency's disposition of certain Former CCRA-owned real property including the required
18 preparation of a Long Range Property Management Plan ("LRPMP") specifying the use and
19 disposition of all such property and for the required approval of the LRPMP by the California
20 Department of Finance ("DOF"). The Dissolution Act has since been further amended by
21 Assembly Bill No. 1585, Senate Bill No. 341 and Assembly Bill No. 471; and

22
23 WHEREAS, pursuant to the Dissolution Act, each successor agency shall have
24 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
25 the taxing entities that benefit from distributions of property taxes and other revenues
26 pursuant to H&S Code Section 34188 of the Dissolution Act; and

1 WHEREAS, the oversight board has been established for the Successor
2 Agency (hereinafter referred to as "Oversight Board") and all seven (7) members have been
3 appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties and
4 responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179 through
5 34181 of the Dissolution Act; and

6 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Act,
7 on July 18, 2013, the Successor Agency prepared and submitted to the DOF for approval its
8 LRPMP, as approved by its Oversight Board, that addressed the disposition and use of
9 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
10 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
11 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
12 the Former CCRA, including the subject Property (defined below), as described in the revised
13 LRPMP; and

14 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
15 on the LRPMP, as revised, approving the Successor Agency's use and disposition of all the
16 properties listed in the LRPMP. The DOF's letter states that its approval of the LRPMP took
17 into account Resolution No. 2014-OB004 approving the revised LRPMP and accompanying
18 Agenda Item Report and acknowledges the Successor Agency's submittal of its LRPMP on
19 July 18, 2013 and the revised LRPMP on March 13, 2014; and

20 WHEREAS, the DOF-approved LRPMP provides for the Successor Agency's
21 transfer of that certain real property referenced by Assessor's Parcel No. 4206-028-900 and
22 4206-028-901 and located at 3846 Cardiff Avenue in Culver City, California ("Property") to the
23 City for use to fulfill contractual enforceable obligations and no monetary compensation; and
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1 WHEREAS, pursuant to H&S Code Section 34167.5, ownership of the Property
2 was transferred from the Parking Authority to the Successor Agency on September 21, 2015;
3 and

4 WHEREAS, in order to be consistent with the LRPMP, the Successor Agency
5 desires to transfer the Property to the City for use to fulfill contractual enforceable obligations
6 and for no monetary compensation, and the Property would be transferred to the Parking
7 Authority at the discretion of the City Manager of the City; and

8 WHEREAS, the activity proposed for approval by this Resolution has been
9 reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"),
10 the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.,
11 hereafter the "Guidelines"), and the City's environmental evaluation procedures. The activity
12 proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term
13 is defined by Guidelines Section 15378, because the activity is an organizational or
14 administrative activity that will not result in a direct or indirect physical change in the
15 environment, per Section 15378(b)(5) of the Guidelines; and

16 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
17 occurred.

18 NOW, THEREFORE, the Board of Directors of the Successor Agency to the
19 Culver City Redevelopment Agency, DOES HEREBY RESOLVE as follows:

20 SECTION 1. The foregoing recitals are true and correct and are a substantive
21 part of this Resolution.

22 SECTION 2. The Successor Agency Board has received and heard all oral and
23 written objections to the Successor Agency's proposed transfer of the Property to the City for
24 use to fulfill contractual enforceable obligations and no monetary compensation, and to other
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1 matters pertaining to this transaction, and that all such oral and written objections are hereby
2 overruled.

3 SECTION 3. The Successor Agency Board hereby approves, and recommends
4 to its Oversight Board the approval of, the transfer and acceptance of the Property (3846
5 Cardiff Avenue; Assessor's Parcel No. 4206-028-900 and 4206-028-901) from the Successor
6 Agency to the City for use to fulfill contractual enforceable obligations and for no monetary
7 compensation, pursuant to the DOF-approved LRPMP. At the discretion of the City Manager
8 of the City, the Property may be transferred to the Culver City Parking Authority.
9

10 SECTION 4. The Successor Agency hereby approves, and recommends to its
11 Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
12 attached to the January 25, 2016 Joint City Council and Successor Agency Agenda Item
13 Report, Agenda Item No. C-3, which effectuates the Successor Agency's disposition of the
14 Property to the City.
15

16 SECTION 5. The Successor Agency Board hereby authorizes and directs, and
17 recommends to its Oversight Board that it authorize and direct, the Executive Director of the
18 Successor Agency or designee, (i) to take all actions and to execute any and all documents,
19 instruments, and agreements necessary or desirable on behalf of the Successor Agency, as
20 approved by the Executive Director and Successor Agency General Counsel, including
21 without limitation the Grant Deed, in order to implement and effectuate the transfer of the
22 Property from the Successor Agency to the City, and to effectuate all other actions approved
23 by this Resolution, including, without limitation, approving changes, implementations, or
24 revisions to documents, instruments, and agreements as determined necessary by the
25 Executive Director, or designee; and (ii) to administer the Successor Agency's obligations,
26 responsibilities, and duties to be performed pursuant to this Resolution and all documents,
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1 instruments, and agreements required by and for the transfer of the Property from the
2 Successor Agency to the City.

3 SECTION 6. If any provision of this Resolution or the application of any such
4 provision to any person or circumstance is held invalid, such invalidity shall not affect other
5 provisions or applications of this Resolution that can be given effect without the invalid
6 provision or application, and to this end the provisions of this Resolution are severable. The
7 Successor Agency declares that its Board would have adopted this Resolution irrespective of
8 the invalidity of any particular portion of this Resolution.
9

10 SECTION 7. The adoption of this Resolution is not intended to and shall not
11 constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights
12 that the Successor Agency may have to challenge, through any administrative or judicial
13 proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Act, any
14 determinations rendered or actions or omissions to act by any public agency or government
15 entity or division in the implementation of the Dissolution Act, and any and all related legal
16 and factual issues, and the Successor Agency expressly reserves any and all rights,
17 privileges, and defenses available under law and equity.
18

19 SECTION 8. The Successor Agency hereby determines that the activity
20 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
21 by Guidelines Section 15378, because the activity approved by this Resolution is an
22 organizational or administrative activity that will not result in a direct or indirect physical
23 change in the environment, per Section 15378(b)(5) of the Guidelines.
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SECTION 9. This Resolution shall take effect upon the date of its adoption.

APPROVED AND ADOPTED, this ____ day of _____, 2016.

MICHEÁL O'LEARY, Chair
Successor Agency to the Culver City
Redevelopment Agency

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, Secretary



CAROL SCHWAB, Successor Agency
General Counsel

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