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1 expeditiously winding down the business and fiscal affairs of the former redevelopment
2 agencies; and

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

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

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

22 WHEREAS, pursuant to the Dissolution Act, each successor agency shall have
23 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
24 the taxing entities that benefit from distributions of property taxes and other revenues
25 pursuant to H&S Code Section 34188 of the Dissolution Act; and
26
27
28

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 initial Long Range Property Management Plan, as approved by its Oversight Board, that
9 addressed the disposition and use of certain real properties of the Former CCRA. On March
10 13, 2014, the Successor Agency prepared and submitted to the DOF for approval certain
11 revisions to its initial Long Range Property Management Plan, as approved by its Oversight
12 Board, that addressed changes to the disposition of certain parking parcels of the Former
13 CCRA, as described in that March 13, 2014 revision to the Long Range Property
14 Management Plan; and

15 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
16 on the Successor Agency's Long Range Property Management Plan (comprised solely of the
17 July 18, 2013 initial submittal as revised by the March 13, 2014 revision) ("LRPMP"),
18 approving the Successor Agency's use and disposition of all the properties listed in the
19 LRPMP. The DOF's letter states that its approval of the LRPMP took into account Resolution
20 No. 2014-OB004 approving the March 13, 2014 revised LRPMP and accompanying Agenda
21 Item Report and acknowledges the Successor Agency's submittal of its LRPMP on July 18,
22 2013 and the revised LRPMP on March 13, 2014; and

23 WHEREAS, the DOF-approved LRPMP provides for the Successor Agency's
24 transfer of that certain real property referenced by Assessor's Parcel No. 4206-029-935 and
25

1 located in Culver City, California ("City Parcel") to the City of Culver City for governmental use
2 and no monetary compensation; and

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

11
12 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
13 occurred.

14
15 NOW, THEREFORE, the City Council of the City of Culver City, DOES
16 HEREBY RESOLVE as follows:

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

19 SECTION 2. The City Council has received and heard all oral and written
20 objections to the City's proposed acceptance of the City Parcel from the Successor Agency
21 for governmental use and no monetary compensation, and to other matters pertaining to this
22 transaction, and that all such oral and written objections are hereby overruled.

23
24 SECTION 3. The transfer and acceptance of the City Parcel (Assessor's Parcel
25 No. 4206-029-935) from the Successor Agency to the City of Culver City for governmental
26 use and no monetary compensation, pursuant to the DOF-approved LRPMP, is hereby
27 approved.
28

1 SECTION 4. The Grant Deed, in substantial form as the Grant Deed attached
2 to the April 21, 2014 Joint City Council and Successor Agency Agenda Item Report, Agenda
3 Item No. JC-2, that effectuates the Successor Agency's disposition of the City Parcel to the
4 City, is hereby approved.

5 SECTION 5. The City Council hereby authorizes and directs the City Manager
6 or designee, (i) to take all actions and to execute any and all documents, instruments, and
7 agreements necessary or desirable on behalf of the City, as approved by the City Manager
8 and the City Attorney, including without limitation the Grant Deed, in order to implement and
9 effectuate the transfer and acceptance of the City Parcel from the Successor Agency to the
10 City, and to effectuate all other actions approved by this Resolution, including, without
11 limitation, approving changes, implementations, or revisions to documents, instruments, and
12 agreements as determined necessary by the City Manager, or designee; and (ii) to administer
13 the City's obligations, responsibilities, and duties to be performed pursuant to this Resolution
14 and all documents, instruments, and agreements required by and for the transfer and
15 acceptance of the City Parcel from the Successor Agency.
16
17

18 SECTION 6. If any provision of this Resolution or the application of any such
19 provision to any person or circumstance is held invalid, such invalidity shall not affect other
20 provisions or applications of this Resolution that can be given effect without the invalid
21 provision or application, and to this end the provisions of this Resolution are severable. The
22 City declares that its City Council would have adopted this Resolution irrespective of the
23 invalidity of any particular portion of this Resolution.
24

25 SECTION 7. The adoption of this Resolution is not intended to and shall not
26 constitute a waiver by the City of any constitutional, legal or equitable rights that the City may
27 have to challenge, through any administrative or judicial proceedings, the effectiveness
28

1 and/or legality of all or any portion of the Dissolution Act, any determinations rendered or
2 actions or omissions to act by any public agency or government entity or division in the
3 implementation of the Dissolution Act, and any and all related legal and factual issues, and
4 the City expressly reserves any and all rights, privileges, and defenses available under law
5 and equity.

6 SECTION 8. The City hereby determines that the activity approved by this
7 Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines
8 Section 15378, because the activity approved by this Resolution is an organizational or
9 administrative activity that will not result in a direct or indirect physical change in the
10 environment, per Section 15378(b)(5) of the Guidelines.

11
12 SECTION 9. This Resolution shall take effect upon the date of its adoption.

13
14 APPROVED AND ADOPTED, this ____ day of _____, 2014.

15
16
17 _____
18 JEFFREY COOPER, Mayor
19 City of Culver City

20 ATTEST:

APPROVED AS TO FORM:

21
22 _____
23 MARTIN R. COLE, City Clerk

24
25 
26 _____
27 for CAROL SCHWAB, City Attorney

28
A14-00322