

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

October 22, 2007
7:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 7:00 p.m.

Present: D. Scott Malsin, Agency Chair
Gary Silbiger, Agency Vice Chair
Alan Corlin, Agency Member
Carol A. Gross, Agency Member
Steven J. Rose, Agency Member

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Reconvene

The Agency reconvened its meeting at 8:14 p.m. with all Members present.

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Invocation/Pledge of Allegiance

This item was covered during the City Council meeting.

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Public Comment for Items NOT On the Agenda

None.

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Public Comment for Items On the Agenda

None.

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Consent Calendar

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS, AND UNANIMOUSLY PASSED THAT THE AGENCY APPROVE CONSENT CALENDER ITEM C-1.

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Item C-1

Secretary's Report

The Agency approved and filed the Secretary's Report.

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Joint Item

J-1

A Joint Item of the City Council and the Redevelopment Agency to Authorize Acceptance of Sony Pictures Entertainment Contribution in the amount of \$25,000 for Fiscal Year 2007/2008 to the City's Unified Fund and Consideration and Approval of Proposed Program Allocation

Staff presented a summary of the material of record.

Agency Member Rose indicated that he would be abstaining because he had a lack of faith in the Cultural Affairs employees completing their task in a timely manner.

Agency and staff discussion focused on clarification of the development agreement, including its history as a previously voluntary program, and the benefits to the City's Cultural Affairs Programs. Sony was thanked for being a good corporate citizen.

MOVED BY CHAIR MALSIN AND SECONDED BY AGENCY MEMBER GROSS THAT THE AGENCY AUTHORIZE AND APPROVE A BUDGET AMENDMENT AND ALLOCATE AMOUNTS TO CITY AND REDEVELOPMENT AGENCY PROGRAMS AS RECOMMENDED BY STAFF IN THE FISCAL ANALYSIS SECTION. THE MOTION PASSED 4-1 WITH AGENCY MEMBER ROSE ABSTAINING.

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J-2

A Joint Item to Consider Termination of an Exclusive Negotiation Agreement with Champion Realty Ltd. and to Authorize Preparation of a Specific Plan for Sepulveda Boulevard between Machado Road and the 405 Freeway; Jefferson Boulevard between Sepulveda Boulevard and the 405 Freeway; and Slauson Avenue between Sepulveda Boulevard and the 405 Freeway and Discussion of the Future Role of the Champion Development Citizens Advisory Committee

Agency Member Rose recused himself from discussion of the item.

The following public speakers spoke in opposition to the Specific Plan: Paul Madison, Loni Anderson, Rich Waters, Jennifer Ryba, and Norman Johnson. A written opposition from Joanne Morris was also read.

The concerns raised included: traffic and a lack of transportation choices; fears of the plan acting as an announcement that the area is ripe for development; timing of EIRs and CEQA studies within the process; community involvement and input on what development goes in the area; growth and its impact on infrastructure; and incongruent development.

The staff report was briefly summarized by Project Manager Susca.

Moved by Agency Member Gross and seconded by Agency Member Corlin to Approve the Termination and Release Agreement with Champion Realty Ltd terminating the Exclusive Negotiation Agreement (ENA) for the Sepulveda Redevelopment Project.

A voice vote on the motion reflected unanimous approval (absent Agency Member Rose).

Agency Member Gross spoke in favor of the Specific Plan process and reported on the amount of community input it would involve. She said that the lack of a Specific Plan would not keep developers away, spoke of the benefit of the plan's EIR, and talked about future public transportation enhancements.

Agency Member Silbiger indicated that he wanted to expand the reach of the Sepulveda Citizen's Advisory Committee and he suggested looking at what other cities have accomplished to see the possible models. He felt early involvement was key in these situations and he supported the Specific Plan as he felt it provided the type of control the City needed to have.

Agency Member Silbiger and Assistant Executive Director Blumenfeld discussed and clarified the purpose of a program EIR and the separate initial study a Specific Plan would carry. It was noted that the program EIR created efficiency, evaluated impacts and proscribed mitigation measures which would carry forward to any future development. Addendums or supplemental conditions were discussed and the shelf life of an EIR was stated to be about five years.

Chair Malsin spoke in opposition to the Specific Plan stating that the plan was premature and precipitous; other types of regulatory plans like a Community Plan may be the right tool; the Specific Plan would green light development and undermine the viability of area small business; and he suggested the subcommittee bring back other options for the Agency's consideration.

Agency Member Silbiger agreed with directing the subcommittee to bring back other options.

Agency Member Gross expressed disappointment in what she characterized as fear tactics used on the dais. She stated that the conversation on the Specific Plan had to do with putting controls on potential development and cited a large parcel within the area that had leases soon expiring, leaving the property owner many options. She asserted that the Sepulveda Plan was not terminated prematurely but that recession had prevented implementation.

Chair Malsin received clarification from Redevelopment Administrator Tipton that the Sepulveda Plan was not adopted, formalized or put into effect, and he asserted that he had not been using scare tactics in his characterization of the Specific Plan and its possible effect on the area.

Agency Member Corlin agreed with the Citizen's Advisory Committee's continued existence and with maintaining the ability to change it in the future. He felt the Specific Plan was not a panacea for the area, citing the negative outcome of the Specific Plan for Washington and National. He wanted to see additional community input, he agreed with bringing the item back to the subcommittee and he stated that he would not support a Specific Plan for that area.

Agency Member Corlin felt public notification on development permits were a good idea and he suggested that the subcommittee decide which permits to publicize and conduct the notification via email.

Chair Malsin asserted that the issue of notification should be directed to the Economic Development Subcommittee, and he stated that the new mixed-use standard would greatly diminish the scale of future projects.

Moved by Chair Malsin and seconded by Agency Member Silbiger to direct the committee to bring back other options.

Agency Member Gross asked for clarification on reasons for the negative opinion that things had gone terribly wrong by the overseers of the Washington and National Specific Plan and Chair Malsin promised an update.

Agency Member Corlin felt staff and the subcommittee were on top of the situation and that Agency Member Gross was inaccurate in stating that the project had gone horribly wrong.

Executive Director Fulwood reported on an imminent meeting between staff and the subcommittee on Washington and National and he reported that an MTA meeting with staff had already been held in preparation for that meeting.

Agency Members Malsin and Gross clarified their positions on the specific plan process.

MOVED BY CHAIR MALSIN AND SECONDED BY AGENCY MEMBER SILBIGER TO ASK THE SUBCOMMITTEE TO CONSIDER OTHER PLANNING OPTIONS FOR SEPULVEDA AND TO RETAIN THE CITIZEN'S ADVISORY COMMITTEE UNTIL SUCH TIME THE AGENCY DETERMINES THAT THE COMMITTEE SHOULD BE RECONSTITUTED OR DISBANDED. VOTING ON THE MOTION WAS UNANIMOUS EXCEPT FOR AGENCY MEMBER ROSE WHO WAS RECUSED.

Agency Member Rose returned to Council Chambers.

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

MOVED BY AGENCY MEMBER SILBIGER, SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

None.

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Items from the Agency

MOVED BY AGENCY MEMBER ROSE AND SECONDED BY AGENCY MEMBER GROSS TO ADJOURN IN THE MEMORY OF BARRY TUENIC AND WALLY POLACHI. THE MOTION PASSED UNANIMOUSLY.

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Adjournment

There being no further business, at 9:36 p.m., the Agency adjourned in the memory of Barry Tuenic and Wally Polachi to the next regular meeting on Monday, October 29, 2007, at 5:30 p.m. in the Mike Balkman Council Chambers.

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

APPROVED

D. SCOTT MALSIN
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California