

**City of Culver City, California
Agenda Item Report**

Meeting Date: 04/21/2014		Item Number: <u>JC-2</u>	
JOINT CITY COUNCIL-SUCCESSOR AGENCY AGENDA ITEM: Adoption of Respective City Council and Successor Agency Board Resolutions Approving (1) the Transfer and Acceptance of Real Property (Assessor's Parcel No. 4206-029-935) (at Town Plaza) from the Successor Agency to the City of Culver City for Governmental Use Pursuant to the Long Range Property Management Plan; (2) the Grant Deed; and (3) Related Actions.			
Contact Person/Dept.: Glenn Heald Todd Tipton / CDD		Phone Number: 310-253-5752 310-253-5783	
Fiscal Impact: Yes ☐ No ☒ [X]			
Public Hearing: ☐		Action Item: ☐ Attachments: ☒ [X]	
Public Notification: (E-Mail) Meetings and Agendas – City Council (04/17/2014), Successor Agency (04/17/2014). Published in Culver City News (04/10/2014).			
Departmental Approval: Sol Blumenfeld (04/09/14)		City Attorney/SA General Counsel Approval: Carol Schwab (by H. Baker) (04/17/14) City/SA Special Counsel Approval: Murray Kane (04/17/14)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (04/17/14)		City Manager / Executive Director Approval: John M. Nachbar (04/17/14)	
<u>RECOMMENDATION:</u> Staff recommends the Successor Agency Board adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for governmental use pursuant to the Long Range Property Management Plan approved by the California Department of Finance (the DOF) on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions. Staff recommends the City Council adopt a resolution (1) approving the acceptance of certain real property proposed for transfer from the Successor Agency to the City for governmental use pursuant to the Long Range Property Management Plan approved by the DOF on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions. <u>BACKGROUND:</u> On June 28, 2011, the Governor of California signed into law Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) (referred to herein as Dissolution Act), making certain changes to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the Redevelopment Law) and to the California Health and Safety Code (H&S Code)			

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including adding Part 1.8 (commencing with Section 34161) (Part 1.8) and Part 1.85 (commencing with Section 34170) (Part 1.85) to Division 24 of the H&S Code.

The real property commonly known as Town Plaza (the Property) is currently proposed for transfer from the Successor Agency to the City for governmental use, pursuant to the Successor Agency's Long Range Property Management Plan approved by the DOF on March 18, 2014 and in accordance with H&S Code Section 34181.

DISCUSSION:

The Property, APN 4206-029-935, is a 39,675 square foot (0.91 acres) parcel in downtown Culver City, incorporating portions of closed-off Washington Boulevard between Culver Boulevard and Ince Boulevard and bordered by Culver Boulevard to the north, 9300 Culver Boulevard (Parcel B) to the east, the Pacific Culver Stadium 12 Theatre to the south and the Culver Hotel to the west. The Property remains public right-of-way, reflecting its past use as both public roadway and former-railroad easement. The Property is included in the Successor Agency's Long Range Property Management Plan (LRPMP), submitted to the DOF in July 2013, revised and resubmitted to the DOF in March, 2014 and approved by the DOF on March 18, 2014, as "Property to be Retained for Governmental Use," reflecting the Property's proposed disposition to the City as an expansion of Town Plaza, including public open space, intended to augment and complement the development of Parcel B at 9300 Culver Boulevard.

In recognition of its intended use for expansion of Town Plaza, including public open space, the DOF has approved the transfer of the Property from the Successor Agency to the City, as provided in the DOF-approved LRPMP. Upon the Successor Agency's and the City Council's adoptions of the proposed respective resolutions (Attachments 1 and 2), a separate resolution approving and directing the transfer of the Property from the Successor Agency to the City will be submitted for adoption by the Oversight Board on or about May 8th, and subsequently to the DOF for review and approval.

A description of the specific property proposed for transfer is included as Exhibit 'A' to the Grant Deed attached hereto in substantial form. The Grant Deed, in substantial form as attached, will effectuate the disposition of the Property from the Successor Agency to the City (Attachment 3).

FISCAL ANALYSIS:

There is no cost associated with the proposed transfer of the Property from the Successor Agency to the City. The Property generates no net revenue at this time.

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ENVIRONMENTAL REVIEW:

The activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity approved by this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

ATTACHMENTS:

1. Proposed Successor Agency resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (Assessor’s Parcel No. 4206-029-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for governmental use pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
2. Proposed City Council resolution approving (1) the acceptance of certain real property (Assessor’s Parcel No. 4206-029-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for governmental use pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.
3. Grant Deed to Assessor’s Parcel No. 4206-029-935.

MOTIONS:

That the Successor Agency:

- 1) Adopt a resolution approving, and recommending to its Oversight Board approval of, (1) the transfer of certain real property (Assessor’s Parcel No. 4206-029-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for governmental use pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.

That the City Council:

- 1) Adopt a resolution approving (1) the acceptance of certain real property (Assessor’s Parcel No. 4206-029-935) from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for governmental use pursuant to the Long Range Property Management Plan approved by the California Department of Finance on March 18, 2014; (2) the Grant Deed to effectuate the disposition of said property; and (3) related actions.