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WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("**AB 26**") was signed by the Governor of California on June 28, 2011, 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**") 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; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in California Redevelopment Association v. Matosantos, all California redevelopment agencies, including the Culver City Redevelopment Agency (the “**Former CCRA**”), were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the

1 enforceable obligations of the former redevelopment agencies and expeditiously winding
2 down the business and fiscal affairs of the former redevelopment 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 AB 26, accepting for the City of
5 Culver City (the "**City**") the role of successor agency to the Former CCRA (the "**Successor**
6 **Agency**"); and

7
8 WHEREAS, AB 26 has since been amended by various assembly and senate
9 bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is
10 hereinafter referred to as the "**Dissolution Law**"); and

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

17
18 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
19 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
20 the taxing entities that benefit from distributions of property taxes and other revenues
21 pursuant to H&S Code Section 34188 of the Dissolution Law; and

22
23 WHEREAS, the oversight board has been established for the Successor
24 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
25 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
26 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
27 through 34181 of the Dissolution Law; and
28

1 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
2 on July 18, 2013, the Successor Agency prepared and submitted to the California
3 Department of Finance (the "DOF") for approval its Long Range Property Management Plan
4 (the "LRPMP"), as approved by its Oversight Board, that addressed the disposition and use of
5 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
6 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
7 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
8 the Former CCRA, including the subject Property (defined below), as described in the revised
9 LRPMP; and
10

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

19 WHEREAS, subsequent to the DOF's approval of the Revised Plan, Senate Bill
20 No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor on
21 September 22, 2015. In pertinent part, SB 107 amends H&S Code Section 34191.3 of the
22 Dissolution Law to permit the Successor Agency to amend its LRPMP once, solely to allow
23 for the retention of real properties that constitute parking facilities and lots dedicated solely to
24 public parking, that do not generate revenues in excess of reasonable maintenance costs of
25 such properties, for governmental use pursuant to H&S Code Section 34181; and
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1 WHEREAS, SB 107 further amends H&S Code Section 34181(a) of the
2 Dissolution Law to expand authorization of the Oversight Board to direct the Successor
3 Agency to transfer to the appropriate public jurisdiction (such as the City) ownership of assets
4 constructed and used for a governmental purpose including parking facilities and lots
5 dedicated solely to public parking that do not generate revenues in excess of reasonable
6 maintenance costs of the properties; and

7
8 WHEREAS, the Property was constructed and is used to serve the public's
9 parking needs with affordable parking and does not generate any revenue in excess of
10 reasonable maintenance, operations, and necessary repair and replacement improvement
11 costs of the Property. Therefore, the Property qualifies as an asset used for governmental
12 purposes under the revised terms of H&S Code Sections 34191.3 and 34181 of the
13 Dissolution Law; and

14
15 WHEREAS, on March 28, 2016 and on April 14, 2016, the Successor Agency
16 and its Oversight Board, respectively, adopted resolutions approving the Amendment to the
17 Revised LRPMP to categorize the Property as an asset used for governmental purposes
18 pursuant to SB 107 and the revised terms of H&S Code Sections 34191.3 and 34181 of the
19 Dissolution Law. On April 18, 2016, the Successor Agency prepared and submitted to the
20 DOF for approval the Amendment to the Revised LRPMP, as approved by its Oversight
21 Board. The DOF, by letter dated July 27, 2016, issued its determination approving the
22 Amendment to the Revised LRPMP; and

23
24 WHEREAS, the DOF-approved Amendment to the Revised LRPMP provides for
25 the Successor Agency's transfer of that certain real property referenced by Assessor's Parcel
26 No. 4206-033-925 and located at 3727 Robertson Boulevard in Culver City, California (the
27 **"Property"**) to the City for governmental use and no monetary compensation; and

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

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

12 NOW, THEREFORE, the Board of Directors of the Successor Agency to the
13 Culver City Redevelopment Agency, DOES HEREBY RESOLVE as follows:
14

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

17 SECTION 2. The Successor Agency Board has received and heard all oral and
18 written objections to the Successor Agency's proposed transfer of the Property to the City for
19 no monetary compensation, and to other matters pertaining to this transaction, and that all
20 such oral and written objections are hereby overruled.
21

22 SECTION 3. The Successor Agency Board hereby approves, and recommends
23 to its Oversight Board the approval of, the transfer and acceptance of the Property (3727
24 Robertson Boulevard; Assessor's Parcel No. 4206-033-925) from the Successor Agency to
25 the City for no monetary compensation, pursuant to the DOF-approved Amendment to the
26 Revised LRPMP. At the discretion of the City Manager of the City, the Property may be
27 transferred to the Culver City Parking Authority.
28

1 SECTION 4. The Successor Agency hereby approves, and recommends to its
2 Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
3 attached to the October 24, 2016 Joint City Council and Successor Agency Agenda Item
4 Report File No. 16-322, that effectuates the Successor Agency's disposition of the Property to
5 the City.

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

19 SECTION 6. If any provision of this Resolution or the application of any such
20 provision to any person or circumstance is held invalid, such invalidity shall not affect other
21 provisions or applications of this Resolution that can be given effect without the invalid
22 provision or application, and to this end the provisions of this Resolution are severable. The
23 Successor Agency declares that its Board would have adopted this Resolution irrespective of
24 the invalidity of any particular portion of this Resolution.
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1 SECTION 7. The adoption of this Resolution is not intended to and shall not
2 constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights
3 that the Successor Agency may have to challenge, through any administrative or judicial
4 proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Law, any
5 determinations rendered or actions or omissions to act by any public agency or government
6 entity or division in the implementation of the Dissolution Law, and any and all related legal
7 and factual issues, and the Successor Agency expressly reserves any and all rights,
8 privileges, and defenses available under law and equity.
9

10 SECTION 8. The Successor Agency hereby determines that the activity
11 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
12 by Guidelines Section 15378, because the activity approved by this Resolution is an
13 organizational or administrative activity that will not result in a direct or indirect physical
14 change in the environment, per Section 15378(b)(5) of the Guidelines.
15

16 SECTION 9. This Resolution shall take effect upon the date of its adoption.
17


18 APPROVED AND ADOPTED, this ____ day of _____, 2016.
19
20

21 _____
JIM B. CLARKE, Chair
22 Successor Agency to the Culver City
Redevelopment Agency

23 ATTEST:

APPROVED AS TO FORM:

24 _____
25 JEREMY GREEN, Deputy Secretary
26


27 CAROL SCHWAB, Successor
28 Agency General Counsel

A16-00924

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WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("**AB 26**") was signed by the Governor of California on June 28, 2011, 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**") 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; and

-1-

1 enforceable obligations of the former redevelopment agencies and expeditiously winding
2 down the business and fiscal affairs of the former redevelopment 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 AB 26, accepting for the City of
5 Culver City (the "City") the role of successor agency to the Former CCRA (the "**Successor**
6 **Agency**"); and

7
8 WHEREAS, AB 26 has since been amended by various assembly and senate
9 bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is
10 hereinafter referred to as the "**Dissolution Law**"); and

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

17
18 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
19 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
20 the taxing entities that benefit from distributions of property taxes and other revenues
21 pursuant to H&S Code Section 34188 of the Dissolution Law; and

22
23 WHEREAS, the oversight board has been established for the Successor
24 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
25 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
26 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
27 through 34181 of the Dissolution Law; and
28

1 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
2 on July 18, 2013, the Successor Agency prepared and submitted to the California
3 Department of Finance (the "DOF") for approval its Long Range Property Management Plan
4 (the "LRPMP"), as approved by its Oversight Board, that addressed the disposition and use of
5 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
6 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
7 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
8 the Former CCRA, including the subject Property (defined below), as described in the revised
9 LRPMP; and
10

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

19 WHEREAS, subsequent to the DOF's approval of the Revised Plan, Senate Bill
20 No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor on
21 September 22, 2015. In pertinent part, SB 107 amends H&S Code Section 34191.3 of the
22 Dissolution Law to permit the Successor Agency to amend its LRPMP once, solely to allow
23 for the retention of real properties that constitute parking facilities and lots dedicated solely to
24 public parking, that do not generate revenues in excess of reasonable maintenance costs of
25 such properties, for governmental use pursuant to H&S Code Section 34181; and
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28

1 WHEREAS, SB 107 further amends H&S Code Section 34181(a) of the
2 Dissolution Law to expand authorization of the Oversight Board to direct the Successor
3 Agency to transfer to the appropriate public jurisdiction (such as the City) ownership of assets
4 constructed and used for a governmental purpose including parking facilities and lots
5 dedicated solely to public parking that do not generate revenues in excess of reasonable
6 maintenance costs of the properties; and

7
8 WHEREAS, the Property was constructed and is used to serve the public's
9 parking needs with affordable parking and does not generate any revenue in excess of
10 reasonable maintenance, operations, and necessary repair and replacement improvement
11 costs of the Property. Therefore, the Property qualifies as an asset used for governmental
12 purposes under the revised terms of H&S Code Sections 34191.3 and 34181 of the
13 Dissolution Law; and

14
15 WHEREAS, on March 28, 2016 and on April 14, 2016, the Successor Agency
16 and its Oversight Board, respectively, adopted resolutions approving the Amendment to the
17 Revised LRPMP to categorize the Property as an asset used for governmental purposes
18 pursuant to SB 107 and the revised terms of H&S Code Sections 34191.3 and 34181 of the
19 Dissolution Law. On April 18, 2016, the Successor Agency prepared and submitted to the
20 DOF for approval the Amendment to the Revised LRPMP, as approved by its Oversight
21 Board. The DOF, by letter dated July 27, 2016, issued its determination approving the
22 Amendment to the Revised LRPMP; and

23
24 WHEREAS, the DOF-approved Amendment to the Revised LRPMP provides for
25 the Successor Agency's transfer of that certain real property referenced by Assessor's Parcel
26 Nos. 4206-033-917 and 4206-033-936 and located at 3713-3715 Robertson Boulevard in
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1 Culver City, California (the "**Property**") to the City for governmental use and no monetary
2 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 Board of Directors of the Successor Agency to the
16 Culver City Redevelopment Agency, DOES 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 Successor Agency Board has received and heard all oral and
20 written objections to the Successor Agency's proposed transfer of the Property to the City for
21 no monetary compensation, and to other matters pertaining to this transaction, and that all
22 such oral and written objections are hereby overruled.

23
24 SECTION 3. The Successor Agency Board hereby approves, and recommends
25 to its Oversight Board the approval of, the transfer and acceptance of the Property (3713-
26 3715 Robertson Boulevard; Assessor's Parcel Nos. 4206-033-917 and 4206-033-936) from
27 the Successor Agency to the City for no monetary compensation, pursuant to the DOF-
28

1 approved Amendment to the Revised LRPMP. At the discretion of the City Manager of the
2 City, the Property may be transferred to the Culver City Parking Authority.

3 SECTION 4. The Successor Agency hereby approves, and recommends to its
4 Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
5 attached to the October 24, 2016 Joint City Council and Successor Agency Agenda Item
6 Report File No. 16-322, that effectuates the Successor Agency's disposition of the Property to
7 the City.
8

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

24 SECTION 6. If any provision of this Resolution or the application of any such
25 provision to any person or circumstance is held invalid, such invalidity shall not affect other
26 provisions or applications of this Resolution that can be given effect without the invalid
27 provision or application, and to this end the provisions of this Resolution are severable. The
28

1 Successor Agency declares that its Board would have adopted this Resolution irrespective of
2 the invalidity of any particular portion of this Resolution.

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

12 SECTION 8. The Successor Agency hereby determines that the activity
13 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
14 by Guidelines Section 15378, because the activity approved by this Resolution is an
15 organizational or administrative activity that will not result in a direct or indirect physical
16 change in the environment, per Section 15378(b)(5) of the Guidelines.

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

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

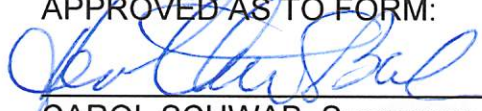

22 _____
JIM B. CLARKE, Chair
23 Successor Agency to the Culver City
Redevelopment Agency

24 ATTEST:

26 _____
JEREMY GREEN, Deputy Secretary

27 A16-00925

25 APPROVED AS TO FORM:

26 
CAROL SCHWAB, Successor
27 Agency General Counsel
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1 enforceable obligations of the former redevelopment agencies and expeditiously winding
2 down the business and fiscal affairs of the former redevelopment 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 AB 26, accepting for the City of
5 Culver City (the "City") the role of successor agency to the Former CCRA (the "**Successor**
6 **Agency**"); and

7
8 WHEREAS, AB 26 has since been amended by various assembly and senate
9 bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is
10 hereinafter referred to as the "**Dissolution Law**"); and

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

17
18 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
19 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
20 the taxing entities that benefit from distributions of property taxes and other revenues
21 pursuant to H&S Code Section 34188 of the Dissolution Law; and

22
23 WHEREAS, the oversight board has been established for the Successor
24 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
25 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
26 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
27 through 34181 of the Dissolution Law; and
28

1 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
2 on July 18, 2013, the Successor Agency prepared and submitted to the California
3 Department of Finance (the "**DOF**") for approval its Long Range Property Management Plan
4 (the "**LRPMP**"), as approved by its Oversight Board, that addressed the disposition and use of
5 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
6 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
7 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
8 the Former CCRA, including the subject Property (defined below), as described in the revised
9 LRPMP; and
10

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

19 WHEREAS, subsequent to the DOF's approval of the Revised Plan, Senate Bill
20 No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor on
21 September 22, 2015. In pertinent part, SB 107 amends H&S Code Section 34191.3 of the
22 Dissolution Law to permit the Successor Agency to amend its LRPMP once, solely to allow
23 for the retention of real properties that constitute parking facilities and lots dedicated solely to
24 public parking, that do not generate revenues in excess of reasonable maintenance costs of
25 such properties, for governmental use pursuant to H&S Code Section 34181; and
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1 WHEREAS, SB 107 further amends H&S Code Section 34181(a) of the
2 Dissolution Law to expand authorization of the Oversight Board to direct the Successor
3 Agency to transfer to the appropriate public jurisdiction (such as the City) ownership of assets
4 constructed and used for a governmental purpose including parking facilities and lots
5 dedicated solely to public parking that do not generate revenues in excess of reasonable
6 maintenance costs of the properties; and

7
8 WHEREAS, the Property was constructed and is used to serve the public's
9 parking needs with affordable parking and does not generate any revenue in excess of
10 reasonable maintenance, operations, and necessary repair and replacement improvement
11 costs of the Property. Therefore, the Property qualifies as an asset used for governmental
12 purposes under the revised terms of H&S Code Sections 34191.3 and 34181 of the
13 Dissolution Law; and

14
15 WHEREAS, on March 28, 2016 and on April 14, 2016, the Successor Agency
16 and its Oversight Board, respectively, adopted resolutions approving the Amendment to the
17 Revised LRPMP to categorize the Property as an asset used for governmental purposes
18 pursuant to SB 107 and the revised terms of H&S Code Sections 34191.3 and 34181 of the
19 Dissolution Law. On April 18, 2016, the Successor Agency prepared and submitted to the
20 DOF for approval the Amendment to the Revised LRPMP, as approved by its Oversight
21 Board. The DOF, by letter dated July 27, 2016, issued its determination approving the
22 Amendment to the Revised LRPMP; and

23
24 WHEREAS, the DOF-approved Amendment to the Revised LRPMP provides for
25 the Successor Agency's transfer of that certain real property referenced by Assessor's Parcel
26 No. 4231-019-901 and located at 12601 Washington Boulevard in Culver City, California (the
27 "**Property**") to the City for governmental use and no monetary compensation; and
28

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

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

12 NOW, THEREFORE, the Board of Directors of the Successor Agency to the
13 Culver City Redevelopment Agency, DOES HEREBY RESOLVE as follows:
14

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

17 SECTION 2. The Successor Agency Board has received and heard all oral and
18 written objections to the Successor Agency's proposed transfer of the Property to the City for
19 no monetary compensation, and to other matters pertaining to this transaction, and that all
20 such oral and written objections are hereby overruled.

21 SECTION 3. The Successor Agency Board hereby approves, and recommends
22 to its Oversight Board the approval of, the transfer and acceptance of the Property (12601
23 Washington Boulevard; Assessor's Parcel No. 4231-019-901) from the Successor Agency to
24 the City for no monetary compensation, pursuant to the DOF-approved Amendment to the
25 Revised LRPMP. At the discretion of the City Manager of the City, the Property may be
26 transferred to the Culver City Parking Authority.
27
28

1 SECTION 4. The Successor Agency hereby approves, and recommends to its
2 Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
3 attached to the October 24, 2016 Joint City Council and Successor Agency Agenda Item
4 Report File No. 16-322, that effectuates the Successor Agency's disposition of the Property to
5 the City.

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

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

1 SECTION 7. The adoption of this Resolution is not intended to and shall not
2 constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights
3 that the Successor Agency may have to challenge, through any administrative or judicial
4 proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Law, any
5 determinations rendered or actions or omissions to act by any public agency or government
6 entity or division in the implementation of the Dissolution Law, and any and all related legal
7 and factual issues, and the Successor Agency expressly reserves any and all rights,
8 privileges, and defenses available under law and equity.
9

10 SECTION 8. The Successor Agency hereby determines that the activity
11 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
12 by Guidelines Section 15378, because the activity approved by this Resolution is an
13 organizational or administrative activity that will not result in a direct or indirect physical
14 change in the environment, per Section 15378(b)(5) of the Guidelines.
15

16 SECTION 9. This Resolution shall take effect upon the date of its adoption.
17

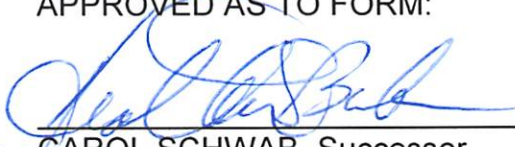
18 APPROVED AND ADOPTED, this ____ day of _____, 2016.
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21

22 _____
JIM B. CLARKE, Chair
Successor Agency to the Culver City
Redevelopment Agency

23
24 ATTEST:

APPROVED AS TO FORM:

25
26 _____
JEREMY GREEN, Deputy Secretary

27 
CAROL SCHWAB, Successor
Agency General Counsel

28 A16-00926

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WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("**AB 26**") was signed by the Governor of California on June 28, 2011, 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**") 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; and

-1-

1 enforceable obligations of the former redevelopment agencies and expeditiously winding
2 down the business and fiscal affairs of the former redevelopment 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 AB 26, accepting for the City of
5 Culver City (the "**City**") the role of successor agency to the Former CCRA (the "**Successor**
6 **Agency**"); and

7
8 WHEREAS, AB 26 has since been amended by various assembly and senate
9 bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is
10 hereinafter referred to as the "**Dissolution Law**"); and

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

17
18 WHEREAS, pursuant to the Dissolution Law, each successor agency shall have
19 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
20 the taxing entities that benefit from distributions of property taxes and other revenues
21 pursuant to H&S Code Section 34188 of the Dissolution Law; and

22
23 WHEREAS, the oversight board has been established for the Successor
24 Agency (hereinafter referred to as the "**Oversight Board**") and all seven (7) members have
25 been appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties
26 and responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179
27 through 34181 of the Dissolution Law; and
28

1 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Law,
2 on July 18, 2013, the Successor Agency prepared and submitted to the California
3 Department of Finance (the "DOF") for approval its Long Range Property Management Plan
4 (the "LRPMP"), as approved by its Oversight Board, that addressed the disposition and use of
5 certain real properties of the Former CCRA. On March 13, 2014, the Successor Agency
6 prepared and submitted to the DOF for approval certain revisions to its LRPMP, as approved
7 by its Oversight Board, that addressed changes to the disposition of certain parking parcels of
8 the Former CCRA, including the subject Property (defined below), as described in the revised
9 LRPMP; and
10

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

19 WHEREAS, subsequent to the DOF's approval of the Revised Plan, Senate Bill
20 No. 107 ("**SB 107**") was enacted by the California Legislature and signed by the Governor on
21 September 22, 2015. In pertinent part, SB 107 amends H&S Code Section 34191.3 of the
22 Dissolution Law to permit the Successor Agency to amend its LRPMP once, solely to allow
23 for the retention of real properties that constitute parking facilities and lots dedicated solely to
24 public parking, that do not generate revenues in excess of reasonable maintenance costs of
25 such properties, for governmental use pursuant to H&S Code Section 34181; and
26
27
28

1 WHEREAS, SB 107 further amends H&S Code Section 34181(a) of the
2 Dissolution Law to expand authorization of the Oversight Board to direct the Successor
3 Agency to transfer to the appropriate public jurisdiction (such as the City) ownership of assets
4 constructed and used for a governmental purpose including parking facilities and lots
5 dedicated solely to public parking that do not generate revenues in excess of reasonable
6 maintenance costs of the properties; and

7
8 WHEREAS, the Property was constructed and is used to serve the public's
9 parking needs with affordable parking and does not generate any revenue in excess of
10 reasonable maintenance, operations, and necessary repair and replacement improvement
11 costs of the Property. Therefore, the Property qualifies as an asset used for governmental
12 purposes under the revised terms of H&S Code Sections 34191.3 and 34181 of the
13 Dissolution Law; and

14
15 WHEREAS, on March 28, 2016 and on April 14, 2016, the Successor Agency
16 and its Oversight Board, respectively, adopted resolutions approving the Amendment to the
17 Revised LRPMP to categorize the Property as an asset used for governmental purposes
18 pursuant to SB 107 and the revised terms of H&S Code Sections 34191.3 and 34181 of the
19 Dissolution Law. On April 18, 2016, the Successor Agency prepared and submitted to the
20 DOF for approval the Amendment to the Revised LRPMP, as approved by its Oversight
21 Board. The DOF, by letter dated July 27, 2016, issued its determination approving the
22 Amendment to the Revised LRPMP; and

23
24 WHEREAS, the DOF-approved Amendment to the Revised LRPMP provides for
25 the Successor Agency's transfer of that certain real property referenced by Assessor's Parcel
26 Nos. 4209-027-905, 4209-029-900, 4209-029-923, 4209-029-924, and 4209-029-925 and
27
28

1 located at 10401, 10555 and 10601 Virginia Avenue in Culver City, California (the "**Property**")
2 to the City for governmental use 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 Board of Directors of the Successor Agency to the
16 Culver City Redevelopment Agency, DOES 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 Successor Agency Board has received and heard all oral and
20 written objections to the Successor Agency's proposed transfer of the Property to the City for
21 no monetary compensation, and to other matters pertaining to this transaction, and that all
22 such oral and written objections are hereby overruled.

23
24 SECTION 3. The Successor Agency Board hereby approves, and recommends
25 to its Oversight Board the approval of, the transfer and acceptance of the Property (10401,
26 10555 and 10601 Virginia Avenue; Assessor's Parcel Nos. 4209-027-905, 4209-029-900,
27 4209-029-923, 4209-029-924, and 4209-029-925) from the Successor Agency to the City for
28

1 no monetary compensation, pursuant to the DOF-approved Amendment to the Revised
2 LRPMP. At the discretion of the City Manager of the City, the Property may be transferred to
3 the Culver City Parking Authority.

4 SECTION 4. The Successor Agency hereby approves, and recommends to its
5 Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
6 attached to the October 24, 2016 Joint City Council and Successor Agency Agenda Item
7 Report File No. 16-322, that effectuates the Successor Agency's disposition of the Property to
8 the City.
9

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

25 SECTION 6. If any provision of this Resolution or the application of any such
26 provision to any person or circumstance is held invalid, such invalidity shall not affect other
27 provisions or applications of this Resolution that can be given effect without the invalid
28

1 provision or application, and to this end the provisions of this Resolution are severable. The
2 Successor Agency declares that its Board would have adopted this Resolution irrespective of
3 the invalidity of any particular portion of this Resolution.

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

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

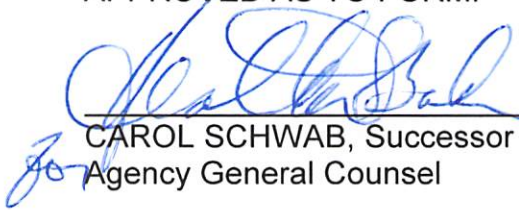
2
3 APPROVED AND ADOPTED, this ____ day of _____, 2016.

4
5
6 _____
7 JIM B. CLARKE, Chair
8 Successor Agency to the Culver City
9 Redevelopment Agency

10 ATTEST:

11 APPROVED AS TO FORM:

12 _____
13 JEREMY GREEN, Deputy Secretary

14 
15 _____
16 CAROL SCHWAB, Successor
17 Agency General Counsel

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