

RESOLUTION NO. 2026-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY DECLARING CERTAIN PROPERTY AT 11029 WASHINGTON BOULEVARD, CULVER CITY, CALIFORNIA (APN 4213-003-018) AS EXEMPT SURPLUS LAND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54221(f)(1)(F) FOR THE USE OF SAID PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT, AND FINDING THE DECLARATION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Culver City owns fee title to that certain real property, comprising approximately .28 acre, located in Culver City, California, with assessor parcel number 4213-003-018 and known as 11029 Washington Boulevard, Culver City, California (the "Property"); and

WHEREAS, on September 9, 2023, the City Council approved purchase of the property located at 11029 Washington Boulevard, the former Martin B. Retting gun shop. At the April 14, 2025, City Council meeting, the City Council directed staff to issue a request for proposals for a redevelopment project at the site that would include housing, commercial, and community space. At the City Council meeting on July 9, 2025, Council directed staff to request Planning Commission to recommend the top proposal to the City Council. After reviewing the 5 proposals at their September 24, 2025, Planning Commission meeting, Commissioners recommended the West Hollywood Community Housing Corporation (WHCHC) proposal; and

WHEREAS, the WHCHC proposal includes 67 housing units, all of which would be affordable to lower income households earning between 30% and 80% of the area median income; it would also contain resident services, artist lofts, and community art center on the ground floor (the “Project”); and

1 WHEREAS, the City and WHCHC will negotiate an ENA, which will be considered
2 by the City Council at a future meeting, at least 30 days after it has been provided, along
3 with this resolution, to the California Department of Housing and Community Development
4 (HCD); and

5 WHEREAS, pursuant to California Government Code Section 54220 *et seq.* (the
6 “Surplus Land Act”), the City Council must declare the Property to be “Surplus Land” or
7 “Exempt Surplus Land” before the City Council may take action on the ENA; and

8 WHEREAS, California Government Code Section 54221(f)(1)(F) defines “Exempt
9 Surplus Land” to include surplus land that is to be developed for a housing development,
10 which may have ancillary commercial ground floor uses, that restricts 100 percent of the
11 residential units to persons and families of low or moderate income, with at least 75 percent
12 of the residential units restricted to lower income households, as defined in Section
13 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent,
14 as defined in Section 50052.5 or 50053 of the Health and Safety Code, for 55 years for
15 rental housing, 45 years for ownership housing, and 50 years for rental or ownership
16 housing located on tribal trust lands, unless a local ordinance or a federal, state, or local
17 grant, tax credit, or other project financing requires a longer period of affordability, and in no
18 event shall the maximum affordable sales price or rent level be higher than 20 percent
19 below the median market rents or sales prices for the neighborhood in which the site is
20 located; and

21 WHEREAS, California Government Code Section 54221(f)(1)(F) requires the
22 affordability requirements to be contained in a covenant or restriction recorded against the
23 surplus land at the time of sale that shall run with the land and be enforceable against any
24
25
26
27
28

1 owner who violates the covenant or restriction and each successor in interest who
2 continues the violation; and

3 WHEREAS, for the purposes of Government Code Section 54221(f)(2), the Property
4 is not (i) within a coastal zone; (ii) adjacent to a historical unit of the State Parks System;
5 (iii) listed on, or determined by the State Office of Historical Preservation to be eligible for,
6 the National Register of Historical Places; or (iv) within the Lake Tahoe region as defined
7 by Government Code Section 66905.5; and

8 WHEREAS, in view of the terms described in the proposed ENA, the requirements
9 of California Government Code Section 54421(f)(1)(F) will be met; and

10 WHEREAS, pursuant to the Surplus Land Act, the City Council must take formal
11 action in a regular public meeting to declare that the Property is exempt surplus land, as
12 supported by written findings; and

13 WHEREAS, pursuant to the Surplus Land Act Guidelines issued by HCD, any
14 determination by a local agency that its surplus lands are exempt from the Surplus Land
15 Act must be provided to HCD for its review at least 30 days prior to disposition; and

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

18 NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY
19 RESOLVE as follows:

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

22 SECTION 2. The City Council hereby declares, pursuant to California Government
23 Code Sections 54221(b) and 54221(f)(1)(F), that the Property is exempt surplus land

1 because City intends to lease the property for the purpose of developing a housing project
2 that meets the requirements of Government Code Section 54221(f)(l)(F).

3 SECTION 3. The City Council hereby authorizes the City Manager, or designee, to
4 submit a copy of this Resolution to HCD in accordance with the Surplus Land Act
5 Guidelines at least 30 days prior to the disposition of the Property.

6 SECTION 4. The City Council hereby affirms that this designation of the Property as
7 Exempt Surplus Land does not have the potential for creating a significant effect on the
8 environment and is therefore exempt from further review under CEQA pursuant to State
9 CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA
10 Guidelines Section 15378. Adoption of the Resolution does not have the potential for
11 resulting in either a direct physical change in the environment or a reasonably foreseeable
12 indirect physical change in the environment.

14 SECTION 5. Staff is directed to take any and all necessary actions in order to
15 effectuate the purpose of this Resolution.

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

24 ///

25 ///

26 ///

27 ///

1 SECTION 6. This Resolution shall take effect upon the date of its adoption.

2

3

APPROVED AND ADOPTED, this ____ day of _____, 2026.

4

5

6

7

ATTEST:

8

9

JEREMY BOCCHINO, City Clerk

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

FREDDY PUZA, Mayor
City of Culver City

APPROVED AS TO FORM:



HEATHER BAKER, City Attorney