

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 8/21/06		Item Number: <u> A-2 </u>	
AGENDA ITEM: Consideration of a Request to Issue a Request For Proposal for Development of the Three Contiguous Properties at 11042-11056 Washington Boulevard, Located in Component Area No. 4.			
Contact Person/Dept.: John Fisanotti		Phone Number: (310) 253-5767	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐ Action Item: ☒		Consent Item: ☐ Attachments: ☒	
Public Notification: Property and Business owners on the block were notified (08/07/06); Maser Notification List (08/16/06).			
Department Approval: Susan Evans 08/10/06		Exec. Director Approval: Jerry Fulwood 08/16/06	
City Controller Approval: Marlee Chang 08/16/06			
<u>RECOMMENDATION:</u> Staff recommends the Culver City Redevelopment Agency (the "Agency") authorize staff to issue a Request for Proposal ("RFP") for the development of three contiguous properties located from 11042 to 11054 Washington Boulevard. <u>BACKGROUND:</u> The properties that are the subject of this report span the block on the south side of Washington, between Tilden and Harter Avenues. This site is at the junction of Washington Boulevard and Washington Place. The present uses consist of an office machines sales and service shop (BMI), Star Beauty Salon, the office of Families Anonymous World Service, a gun shop (Collector's Armoury) an electrical contractor (Arco Electric) a group home (the Pleasantview Home) and a single residential unit. The combined area of the three parcels equals 0.74 acre. The General Plan land use designation is Commercial-General Corridor and the Zoning designation is Commercial General (CG). The City has received complaints from neighboring residents and businesses regarding the condition of the properties and the uses located on the block. <u>DISCUSSION:</u> The site is occupied with dilapidated buildings and suffers from deferred maintenance. Staff proposes issuing an RFP seeking a qualified developer, or			

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owner participant to develop the three parcels as one commercial or mixed use development. The goal of issuing an RFP for these sites would be to ultimately enter into an Exclusive Negotiation Agreement with a developer or owner-participant. Depending upon the outcome of the RFP process, and any associated acquisition negotiations with the current property owners, the eventual project may not include all three contiguous parcels.

If authorized to send out an RFP for this site, the following is the proposed schedule:

Week of August 21st:	Send out RFP to selected developers
October 2nd:	Responses due
October:	Interviews with top developers
November:	Staff recommendation shared with subcommittee
December:	Recommendation brought back to full Agency Board

FISCAL ANALYSIS:

Other than staff time, there is no cost associated with issuing a Request For Proposal. Subsequent steps could have cost impacts associated with them and will be calculated and analyzed at the appropriate time.

ATTACHMENTS:

1. Draft Request for Proposal

MOTION:

That the Redevelopment Agency:

Authorize staff to issue a Request for Proposal for the three contiguous properties located from 11042 to 11056 Washington Boulevard.