



# City of Culver City

## Staff Report Details (With Text)

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**Title:** CC- ACTION ITEM: (1) Approval of Landscape Plans for City-Owned Properties at 3868 and 3900 Sepulveda Blvd (Known as Project Homekey); (2) Approval of Amendments to Existing Construction Contracts with Cornerstone Construction Group, Inc. in Amounts Not-to-Exceed \$589,311 and \$99,437, Respectively (Totaling \$688,748) for Project Homekey Hardscape and Landscape Construction; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in an Amount Not-to-Exceed \$688,748 from the General Fund's Unassigned Fund Balance; and (4) Direction to the City Manager as Deemed Appropriate.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Landscape Plans for 3868 Sepulveda Boulevard.pdf, 2. Proposed Landscape Plans for 3900 Sepulveda Boulevard.pdf

| Date      | Ver. | Action By                   | Action | Result |
|-----------|------|-----------------------------|--------|--------|
| 2/27/2023 | 1    | City Council Meeting Agenda |        |        |

**CC- ACTION ITEM: (1) Approval of Landscape Plans for City-Owned Properties at 3868 and 3900 Sepulveda Blvd (Known as Project Homekey); (2) Approval of Amendments to Existing Construction Contracts with Cornerstone Construction Group, Inc. in Amounts Not-to-Exceed \$589,311 and \$99,437, Respectively (Totaling \$688,748) for Project Homekey Hardscape and Landscape Construction; (3) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in an Amount Not-to-Exceed \$688,748 from the General Fund's Unassigned Fund Balance; and (4) Direction to the City Manager as Deemed Appropriate.**

**Meeting Date:** February 27, 2023

**Contact Person/Dept:** Elaine Warner / Office of Economic and Cultural Development  
Tevis Barnes/ Housing and Human Services Department

**Phone Number:** (310) 253 - 5777  
(310) 253 - 5782

**Fiscal Impact:** Yes  No

**General Fund:** Yes  No

**Attachments:** Yes  No

**Commission Action Required:** Yes  No

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (02/23/2023)

**Department Approval:** Jesse Mays, Assistant City Manager (02/21/2023)

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## **RECOMMENDATION**

Staff recommends the City Council (1) approve landscape plans for the City-owned properties at 3868 and 3900 Sepulveda Boulevard for the interim and permanent supportive housing sites (known as Project Homekey); (2) approve amendments to existing construction contracts with Cornerstone Construction Group, Inc. in amounts not-to-exceed \$589,311 and \$99,437, respectively (totaling \$688,748) for Project Homekey hardscape and landscape construction; (3) approve a related budget amendment not-to-exceed \$688,748 from the General Fund's Unassigned Fund Balance (**four-fifths vote requirement**); and (4) provide direction to the City Manager as appropriate.

## **BACKGROUND**

The City of Culver City acquired the one- and two-story motel structures, one at 3868 Sepulveda Blvd. (Deano's Motel), and an adjoining facility at 3900 Sepulveda Blvd. (Sunburst Spa and Suites), both located in the City of Culver City, for reuse as interim and permanent supportive housing as part of Project Homekey. In April 2022, the City contracted with John Kaliski and Associates (JKA) for architectural services related to the building envelope and related off-site improvements. Given the nature of the site layout and discussions with Exodus, the City's selected operator for Project Homekey, the design of the exterior area became an important element to provide outdoor areas of respite, nature, and general socializing for the residents of the project. To that end, the landscape designs have been further augmented to provide for additional amenities to include shade, seating clusters, planting, and pet areas for both properties.

## **DISCUSSION**

The design for 3868 Sepulveda (Deano's) features numerous trees and planting clusters throughout the property for the north/south entries, shade garden, central communal space, and parking lot (Attachment 1). Proposed tree species include the Madagascar Dragon Tree, Beaked Yucca, Aloe, Palo Verde, and Willow trees. A central seating node located in the middle of the property allows for shade and shrub plantings with Hummingbird Sage, Rosemary and Gray Lavender Cotton and Silver Bush. Stonecrop and Coyote Brush are proposed along the perimeter of the parking lot with the inclusion of Bougainvillea vine. Given the infiltration and slope issues at this site, permeable pavers are not feasible, and concrete (and/or asphalt) must be utilized to provide for walkways. It is recommended that the design feature stamped site cast concrete, in a paver style, to provide a clean, cool, and decorative element throughout the property while allowing for proper sloping and drainage.

The design for 3900 Sepulveda (Sunburst) primarily utilizes the existing concrete at the site and creates a landscape entry at Sepulveda Boulevard, a central seating and planting node in the middle

of the property as well as the creation of a meditation garden in the former pool area (Attachment 2). This site also includes the inclusion of new trees such as Strawberry Tree, Willow, and Western Redbud to provide shade, as well as the inclusion of shrubs similar to Deano's such as Rosemary, Agave and Coyote Brush, a resident pet area and perimeter planting throughout the parking area.

## **FISCAL ANALYSIS**

The proposed landscape plan, as presented, is anticipated to cost \$589,311 for 3868 Sepulveda Boulevard (Deano's), and \$99,437 for 3900 Sepulveda Boulevard (Sunburst). Limited funds for this work, primarily for hardscape at Sunburst, were included in the original contractor's bid, however additional funding is required to complete the work as proposed. Staff is requesting a budget amendment from the General Fund's Unassigned Fund Balance in the amount of \$688,748 to fund the landscape/hardscape construction. If approved, funding will be allocated to Interim Housing - Deano's (CIP No. PF034) in the amount of \$589,311 and Permanent Housing - Sunburst (CIP No. PF035) in the amount of \$99,437. Approval of the budget amendment requires a four-fifths vote.

## **ATTACHMENTS**

1. Proposed Landscape Plans for 3868 Sepulveda Blvd.
2. Proposed Landscape Plans for 3900 Sepulveda Blvd.

## **MOTIONS**

That the City Council:

1. Approve the landscape designs for City-owned property at 3868 and 3900 Sepulveda Boulevard (Project Homekey sites);
2. Approve amendments to the existing construction contracts with Cornerstone Construction Group, Inc. in amounts not-to-exceed \$589,311 and \$99,437, respectively (totaling of \$688,748) for Project Homekey hardscape and landscape construction;
3. Approve a budget amendment in the amount of \$688,748 from the General Fund's Unassigned Fund Balance to fund project construction (**requires a four-fifths vote**);
4. Authorize the City Attorney to review/prepare the necessary documents;
5. Authorize the City Manager to execute such documents on behalf of the City; and
6. Provide other direction to the City Manager as deemed appropriate.

