



# City of Culver City

## Staff Report

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**File #:** 19-816, **Version:** 2

**Item #:** A-1.

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**CC - (1) Report on the Status of City-Owned Property Located at 10858 Culver Boulevard; and (2) Direction to the City Manager as Deemed Appropriate.**

**Meeting Date:** July 8, 2019

**Contact Person/Dept:** Todd Tipton/CDD

**Phone Number:** (310) 253-5783

**Fiscal Impact:** Yes  No

**General Fund:** Yes  No

**Public Hearing:**  **Action Item:**  **Attachments:**

**Commission Action Required:** Yes  No  **Date:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (07/02/19)

**Department Approval:** Sol Blumenfeld, Community Development Director (06/20/19)

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### **RECOMMENDATION**

Staff recommends the City Council (1) receive a report on the status of City-owned property located at 10858 Culver Boulevard (Property); and (2) provide direction to the City Manager as deemed appropriate.

### **BACKGROUND/DISCUSSION**

Since the late 70s, the City has provided the Property to various organizations that offered services to veterans. Over the years the Property was poorly maintained and fell into disrepair. Some of the property deficiencies are life safety related and others are structural. As a result, the Property was vacated in November 2018.

Due to the expense associated with improving the building to satisfy life safety standards and because the building may be beyond structural repair, staff intends to seek proposals from contractors to demolish the building and make it ready for reuse. Staff will request authorization to proceed with demolition once the costs are known. Some possible options to consider once the Property is demolished include:

- Conduct robust community outreach on potential redevelopment options where stakeholders can indicate their preferences for property reuse.
- Allow an interim use on a graded, walkable and ADA accessible lot while more permanent plans are prepared for redevelopment;
- Conduct a design competition among prominent architects for repurposing the Property;
- Issue a Request for Proposal (RFP) or a Request for Ideas (RFI) from qualified design firms to redevelop the Property

Staff will complete an historic and environmental review in conformance with local and state law prior to any demolition of the site.

### **FISCAL ANALYSIS**

Staff anticipates the cost to demolish the Property to be approximately \$110,000 based on the size, age and condition of the structure.

### **ATTACHMENTS**

1. Aerial photo of 10858 Culver Boulevard

### **MOTION**

That the City Council:

1. Receive a report regarding the status of City-owned property located at 10858 Culver Boulevard; and,
2. Provide direction to the City Manager as deemed appropriate.