



City of Culver City

Staff Report

File #: 24-920, **Version:** 1

Item #: A-2.

CC - ACTION ITEM: Discussion and Direction on Determining the Future Use of the City-owned Property at 11029 Washington Boulevard.

Meeting Date: May 28, 2024

Contact Person/Dept.: Jesse Mays/Assistant City Manager

Phone Number: (310) 253-6000

Fiscal Impact: Yes No

General Fund: Yes No

Attachments: Yes No

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

Commission Name:

Public Notification: (E-Mail) Meetings and Agendas - City Council (05/22/2024)

Department Approval: John Nachbar, City Manager (05/22/2024)

RECOMMENDATION

Staff recommends the City Council discuss and provide the City Manager direction on determining the future use of the City-owned property at 11029 Washington Boulevard.

BACKGROUND

On September 9, 2011, the City Council approved purchase of the property located at 11029 Washington Boulevard for \$6,500,000. The property is a 0.2777-acre parcel containing a 4,660 square foot, one-story building with former retail and office use built in 1953. The site is a corner lot with 20 parking spaces. The site is currently zoned Commercial - Community. In the draft Zoning Code update the parcel is proposed to be zoned Mixed-Use Corridor 1 - 35 dwelling units per acre.

Between 1953 and 2023, it was used as the Martin B. Retting gun shop. Escrow closed on October 18, 2023, and Martin B. Retting closed and vacated the site by January 2024. The City has repainted the exterior of the site and installed a fence to secure the parking lot. The City's Artist Laureate Katy Kranz installed a temporary mural project on the exterior of the building. Maps (Attachment 1) and

photos (Attachment 2) of the property are attached.

DISCUSSION

Staff requests direction from the City Council on how to proceed with determining the future use of 11029 Washington Boulevard. Key items to consider related to community input include:

- *Format:* What type of community input process does the City Council desire? Examples include a stand-alone community meeting, a discussion item at a future City Council meeting, or an online feedback form.
- *Timing:* When should the community input occur? At the very beginning of the process before specific input is proposed? Once specific proposals have been made so that the Community can vet specific proposals?
- *Goals:* Does the City Council want to develop community consensus around a specific use for the property (housing, public facility, open space, selling the property to the highest bidder, etc), before soliciting specific proposals? Or does the Council want to leave it open for any and all ideas to compete?

Two examples of different direction the City Council could give:

- Hold a community meeting where all ideas for the use of the property could be shared by anyone. Staff could then bring a summary of the ideas proposed to City Council for review and direction on next steps.
- Issue an RFP immediately, which includes a process through which the Community can give input on RFP responses.

These are just examples, and the City Council can direct the City Manager as it deems appropriate.

FISCAL ANALYSIS

There is no fiscal impact from discussing this item. Fiscal impact will depend on the direction given by City Council.

ATTACHMENTS

1. 2024-05-01 - ATT 1 Maps 11029 Washington.pdf
2. 2024-05-01 - ATT 2 Interior Exterior Photos 11029 Washington.pdf

MOTIONS

That the City Council:

Provide direction to the City Manager on determining the future use of the City-owned property at 11029 Washington Boulevard.