



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 19-814, **Version:** 2

Item #: A-3.

CC - (1) Report on the Status of City-Owned Property Located at 9814 Washington Boulevard; and (2) Direction to the City Manager as Deemed Appropriate.

Meeting Date: March 11, 2019

Contact Person/Dept: Todd Tipton/Economic Development

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 (03/06/19); Downtown Business Association (03/06/19).

Department Approval: Sol Blumenfeld, Community Development Director (02/05/19)

RECOMMENDATION

Staff recommends the City Council (1) receive a report on the status of City-owned property located at 9814 Washington Boulevard; and (2) provide direction to the City Manager as deemed appropriate.

BACKGROUND

In 2003, a Disposition and Development Agreement (DDA) was executed between the Culver City Redevelopment Agency (CCRA) and Center Theatre Group (CTG) to renovate the historic Culver Theater into a live-performance venue and the adjacent property (Property) at 9814 Washington Boulevard into a performance venue and small rehearsal space.

Pursuant to the DDA, the Culver Theater was renovated and renamed the Kirk Douglas Theatre (KDT) while the Property was not. Because the Property was not developed it reverted to the CCRA in 2010. Shortly thereafter the CCRA began discussions with the Jazz Bakery about developing the Property as a state of the art jazz venue. Those discussions led to the execution of a Commitment Letter in early 2012, which was extended numerous times while the Jazz Bakery attempted to raise the required capital.¹

The Jazz Bakery recently indicated it would not proceed with the project because it could not raise the capital required to develop the site as a jazz venue.

DISCUSSION

The CCRA, now SA, deferred maintenance on the property because it was presumed that it would be redeveloped by Jazz Bakery. Consequently, the Property received minimal maintenance over the years and is now in disrepair. Staff intends to seek proposals from contractors to demolish the building and make it ready for future development and will request City Council authorization to proceed with demolition once the costs are known. Some possible options to consider once the Property is demolished include:

- Allow interim uses for art, music, pop up retail and/or theatrical events 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 an RFP to redevelop the Property

FISCAL ANALYSIS

Staff anticipates the cost to demolish the Property to be approximately \$80,000 based on the size, age and condition of the structure.

NOTES

1. In 2012 Redevelopment Agencies were eliminated by the State legislature and all CCRA assets were to be disposed of in accordance with the CCRA's Long Range Property Management Plan (LRPMP). The CCRA's LRPMP allowed for the transfer of both properties to the City of Culver City because they had been encumbered by a DDA and Commitment Letter

MOTION

That the City Council:

1. Receive a presentation regarding the status of City-owned property located at 9814 Washington Boulevard; and
2. Provide direction to the City Manager as deemed appropriate.