



# City of Culver City

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

## Staff Report

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**File #:** 19-1164, **Version:** 1

**Item #:** C-6.

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**CC- Adoption of a Resolution Initiating Proceedings for the Formation of a Benefit Assessment District for the West Washington Area Improvement Plan Phase IV Area (to be Named Washington Boulevard No. 3) Comprised of Seven Medians on Washington Boulevard between Beethoven Street and Glencoe Avenue Project, and Ordering the Preparation of an Assessment Engineer's Report.**

**Meeting Date:** May 13, 2019

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

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**Fiscal Impact:** Yes ☐ No ☒

**General Fund:** Yes ☐ No ☒

**Public Hearing:** ☐

**Action Item:** ☒

**Attachments:** Yes ☒ No ☐

**Commission Action Required:** Yes ☐ No ☒

**Commission Name:**

**Public Notification:** (E-Mail) Meetings and Agendas (05/08/19)

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

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### **RECOMMENDATION:**

Staff recommends the City Council adopt a Resolution initiating proceedings for the formation of a Benefit Assessment District in the West Washington Area Improvement Plan Phase IV area (to be named Washington Boulevard No. 3) comprised of seven medians on Washington Boulevard between Beethoven Street and Glencoe Avenue and order the preparation of an Assessment Engineer's Report.

### **BACKGROUND:**

The City has successfully spurred economic development and reinvestment on West Washington Boulevard with the Area Improvement Plan (AIP) that included a combination of loans, small grants, street graphics and landscaped median improvements. In May 2017, the City Council authorized staff to proceed with the completion of the Phase IV project.

Similar to AIP Phase I and Phase II, the formation of a special benefit assessment district would contribute to the on-going median maintenance in the Phase IV area. The anticipated benefits of this assessment district include the beautification of the commercial corridor, increased commercial/retail interest in the area, traffic calming and introduction of sustainable plantings and practices.

Staff conducted outreach to property owners in February and March 2019 to provide information about the improvement project and assessment district formation process. Three property owners attended the community outreach meeting and expressed support of the assessment district formation. They have offered to assist in further outreach efforts to ensure other property owners in the area are aware of the project benefits.

### **DISCUSSION:**

Pursuant to CCMC Section 15.01.060, a Resolution of Initiation must be adopted to begin the formation process. The resolution identifies the need and benefits for a prescribed area and affirms the Council's desire to further study the annual maintenance costs and assessments for potential improvement through the preparation of an Assessment Engineer's Report.

The Engineer's Report outlines the district's plans and specifications for the improvements, potential costs, a graphic depicting the district and the proposed assessments. Upon its completion, the Engineer's Report shall be filed with the City Clerk, and the City Council shall be presented with a Resolution of Intention declaring the City Council's intent to form and assessment district and levy assessments for Fiscal Year 2019/2020.

Phase IV improvements would be constructed after the formation of the assessment district and proceed as follows:

- Phase IV- A (two medians between Allah Road and Beethoven Street) would be bid and constructed and in fall 2019;
- Phase IV -B (five medians between Michael Avenue and Glencoe Avenue) would be completed as part of the storm water improvement project in the area slated for construction in early 2020. This phase will incorporate an irrigation system that allows for storm water re-use.

### **FISCAL ANALYSIS:**

In April 2018, an agreement with NBS consultants was approved to guide the City in developing the assessment calculations, annual budget, and ballot for the Phase IV district.

If the assessment district passes, the City will be required to contribute funds of approximately \$3,250.00 towards a "general benefit" assessment relative to improvement benefits derived by the

public as they pass-through the area (i.e. aesthetics, traffic calming, lighting). The proposed amount is estimated to be between 5-10 percent of the final assessment and will be incorporated in the Engineer's Report. If the assessment district fails, staff will return to the City Council to discuss next steps.

**ATTACHMENTS:**

1. Area Improvement Plan Boundaries
2. Proposed Resolution of Initiation - Washington Boulevard No. 3

**MOTION:**

That the City Council:

1. Adopt a Resolution initiating proceedings for the formation of a Benefit Assessment District in the West Washington Area Improvement Plan Phase IV area (to be named West Washington Boulevard No. 3) comprised of seven medians on Washington Boulevard between Beethoven Street and Glencoe Avenue, and order the preparation of an Assessment Engineer's Report.