

MEETING DATE: 2/10/2014

**AGENDA ITEM: Consideration of Additional Information Related to the
Culver City Ice Arena and Direction to Staff as Deemed
Appropriate**

ATTACHMENTS

<u>No.</u>	<u>Item</u>	<u>Pages</u>
1.	City Planning Commission Resolution No. 311 – Use Variance - 4545 Sepulveda Boulevard	1 - 9
2.	Notice for Nomination to Preserve Cultural Resource and Related Correspondence	10 - 12
3.	Culver City Zoning Ordinance, Section 17.220.015, Table 2-5	13 - 14

CITY OF CULVER CITY
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 22, 1960

TO: Chief Administrative Officer
FROM: Harry C. Bond, Planning Officer
SUBJECT: VARIANCE APPLICATION OF SAMUEL H. PORTER, ET AL
FOR PERMIT TO CONSTRUCT AN ICE SKATING RINK

The following action on the Variance Application of Samuel H. Porter, et al for permit to construct an ice skating rink was taken at the regular meeting of the Planning Commission on June 15, 1960:

Resolution No. 311

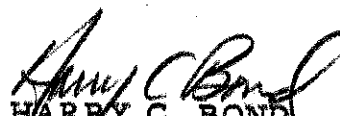
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING THE APPLICATION OF SAMUEL H. PORTER, JEROME BURR, GAFFRON D. MUELLER, AND CLOYD W. GREEN FOR VARIANCE TO PERMIT THE CONSTRUCTION OF A BUILDING TO BE USED FOR AN ICE SKATING RINK, LOCATED ON THE WEST PORTION OF LOTS 5 and 6, ELENDA YOUNG TRACT, 4507-4555 SEPULVEDA BOULEVARD (Zones C-3 and R-1) TO VARY WITH SECTION 4. 01, ORDINANCE CS-147.

OFFERED BY Commissioner Comstock, SECONDED BY Commissioner Paster, subject to applicant's complying with site plan and the conditions and restrictions which are to be attached to the application, marked Exhibits "A" and "B"; and subject to the further condition that after reviewing the precise plans the Commission reserves the right to add any other instructions that become necessary at that time.

AYES: Commissioners Paster, Benson, Comstock, Astle, Moore, LaPlant, Maier, Holding.

NOES: None.

ABSENT: Commissioner Winn.


HARRY C. BOND
Planning Director

HCb:fn
Attachments

RESOLUTION NO. 311

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING THE APPLICATION OF SAMUEL H. PORTER, JEROME BURR, GAFFRON D. MUELLER, AND CLOYD W. GREEN FOR VARIANCE TO PERMIT THE CONSTRUCTION OF A BUILDING TO BE USED FOR AN ICE SKATING RINK, LOCATED ON THE WEST PORTION OF LOTS 5 AND 6, ELENDIA YOUNG TRACT, 4507-4555 SEPULVEDA BOULEVARD (ZONES C-3 AND R-1).

WHEREAS, the Application hereinafter described has heretofore been filed in the Office of the City Planning Commission pursuant to the provisions of Section 16.01 of the Zoning Ordinance No. CS-147 requesting that a conditional variance be made from certain provisions in said Ordinance and setting forth specific reasons therefor, and the circumstances in connection therewith; and

WHEREAS, after due notice as required by Section 16.08 of the Zoning Ordinance No. CS-147, the City Planning Commission held a hearing on the 18th day of May, 1960, at the hour of 8:00 o'clock P.M. in the Council Chambers of the City Hall, Culver City, to consider said application, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, upon motion duly made and carried, said hearing was closed and action by the City Planning Commission deferred until the regular meeting held on the 15th day of June, 1960; and

WHEREAS, the members of the Planning Commission, having considered the report of the Planning Department, the reports and files in said matter and the testimony of witnesses, and being fully informed in the premises:

NOW, THEREFORE, THE CITY PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. That pursuant to the foregoing recitations, the City Planning Commission does hereby find and determine as follows:

(a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the properties, that do not apply generally to the property or class of use in the zone or vicinity, in that the property involved and its location particularly lends itself to the proposed use.

(b) That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or

ATTACHMENT 1

improvements in such zone or vicinity which the property is located in, in that the property is located on Sepulveda Boulevard, a major traffic artery in an area with which said proposed use would not be inconsistent with existing and contemplated business operations.

(c) That such variance is necessary for the preservation and enjoyment of substantial property rights of the applicants possessed by the other property in the zone and vicinity.

(d) That the granting of such variance will not adversely affect the comprehensive general plan.

SECTION 2. That the following Application herein referred to and made a part hereof, and granting same by this Resolution, is as follows:

1. Application of Samuel H. Porter, Jerome Burr, Gaffron D. Mueller, and Cloyd W. Green for Variance to permit the construction of a building to be used for an ice skating rink, located on the West portion of Lots 5 and 6, Elenda Young Tract, 4507-4555 Sepulveda Boulevard (Zones C-3 and R-1) to vary with Section 4.01, Ordinance CS-147, subject to applicant's complying with site plan and the conditions and restrictions which are to be attached to the application, marked Exhibits "A" and "B"; and subject to the further condition that the Commission reserves the right to add any other restrictions or requirements, if after reviewing the precise plans such further instructions or requirements are deemed necessary.

SECTION 3. That pursuant to the prayer of said petitioner and the findings of the City Planning Commission, and subject to the provisions of Section 4 hereof, the applicants be and they are hereby granted exception and variance from the use of the property herein described, as required under Ordinance No. CS-147, being the zoning ordinance of the City of Culver City, and the amendments thereto, and are hereby authorized to use the said property for the purpose and in the manner stated in said application, as set forth in Section 1 hereof.

SECTION 4. That the findings and order of the Planning Commission, as hereinabove set forth, being subject to appeal to the City Council of the City of Culver City, by the applicants or any other person aggrieved, within ten (10) days from the date hereof, no permit shall be issued by any Department from which a permit is required in connection with the transaction involved herein, until the expiration of said ten (10) day period.

ATTACHMENT 1

APPROVED and ADOPTED this 15th day of June, 1960.

WILLIAM S. HOLDING
CHAIRMAN, PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST:

CHARLEAN WAKEFIELD
Secretary

Exhibit B

(SUGGESTED CONDITIONS FOR THE PROPOSED ICE SKATING RINK TO BE
LOCATED AT 4507-4555 SEPULVEDA BOULEVARD.)

IN CONSIDERATION OF A VARIANCE
TO BE ADOPTED FINALLY
BY PRECISE PLANS

PART I - PROPERTY DEVELOPMENT STANDARDS

No building or structure or land shall be used and no building or structure shall be designed, erected, structurally altered or enlarged other than for the following purposes:

- a. Recreational area for the purpose of developing and maintaining an enclosed ice skating rink and other uses within the same enclosed building that may be incidental to the operation and serving of the patronage thereof.
- b. In any case where the use of the land or the building must change a new application must be presented to the Planning Commission.

The following property development standards shall apply to the entire parcel as shown on the precise site plans.

- a. The ice skating rink shall be constructed on the southeast corner of the proposed site. (See attached plan.)
- b. A wall shall be erected seven (7) feet in height of solid masonry construction on two sides of the proposed site and six (6) feet on the remaining side as delineated on the suggested site plan of development. The setback of the wall from the frontage on Sepulveda Boulevard shall be equal to that of the face of the ice skating rink building. The wall shall extend past and completely shut off the existing 20 foot alley south of Franklin Avenue.

BUILDING HEIGHT:

Subject to review of plans by the Planning Commission.

FRONT SETBACK:

There shall be a minimum of five (5) feet between the sidewalk and the face of the building reserved for landscaping with no obstruction other than planting materials from the ground to the sky, the entire length of the building.

SIDE SETBACKS:

The proposed ice skating rink shall be setback at a minimum distance of 24 feet from the southeasterly property line. The ice skating rink building shall not be constructed within 100 feet of any residence.

REAR SETBACK:

The proposed building must have a minimum rear setback of 175 feet from the rear property line.

LOT COVERAGE:

The proposed development plans as filed with the application for variance shall not exceed the total amount of building in square footage on the ground and must conform with the plans originally submitted. The balance of the land as proposed by the developer must be maintained for the parking of automobiles, ingress and egress, and planted areas.

PARKING:

There shall be provided off-street parking to accommodate no less than 175 automobiles. The entire site used for parking ingress and egress must be paved and maintained with asphaltic concrete as to the specifications of the City Engineer.

LANDSCAPING:

There shall be a minimum strip of land three (3) feet wide parallel with the wall constructed on the three sides of the property. This three (3) foot strip of land shall be given to the planting of trees and shrubs as approved by the Park Superintendent and shall be perpetually maintained by the operators and/or owners of the ice skating rink. The main building frontage on Sepulveda Boulevard shall be landscaped and maintained.

PUBLIC IMPROVEMENTS:

Sidewalk the entire length of property to be developed on Sepulveda Boulevard.

PART II - PERFORMANCE STANDARDS

a. Noise, Vibration and Odors

All equipment permanently used for the maintenance of the ice skating rink including refrigeration equipment, compressors, air conditioning blowers, and public speaking address systems shall be constructed, installed and operated so that no noise, vibration, dust, odor or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted to result from said equipment or from anything incidental thereto to the injury or annoyance of persons living in the vicinity nor shall the site, landscaping or structures thereon be permitted to become dilapidated, unsightly, unhealthy or unsafe, the policing of which shall be strictly enforced by the City of Culver City.

b.

The refrigeration equipment, blowers, compressors and other noise making equipment shall be enclosed and soundproofed and constructed on the southeasterly side of the site so as to give more assurance of lessening any disturbances that may occur.

HOURS OF OPERATION:

a. -----?

b. -----?

PLANTING PLANS:

Landsaped planting plans illustrating a solid masonry wall along the three sides of the proposed site must be submitted and approved by the Planning Director, the Park Department Superintendent, and the Chief Building Inspector before any permits may be issued for the development of the proposed ice skating rink.

OUTDOOR LIGHTING:

The outdoor lighting electroliers must be constructed in such a manner as not to be obnoxious with nighttime glare to any residents within the area and approved by the City Electrician.

SIGN PYLONS:

Any sign or advertising structure proposed for the site shall be limited to one pylon with a height no greater than 45 feet located at a maximum distance from Sepulveda Boulevard of 20 feet. The pylon or any advertising sign structure must be approved by the Planning Director, the Chief Building Inspector, the City Electrician, and the City Engineer.

SANITARY FACILITIES:

Any unusual waste in the way of ice scrapings or excessive drainage must be first be cleared with the City Engineer prior to sewer connection.

PUBLIC ADDRESS SYSTEM:

There will be no audible music or commentary outside of the ice skating rink at any time.

FINAL PRECISE PLANS

Applicant must appear before the Planning Commission with the final structural plans and site development plan of the proposed ice skating rink to obtain approval prior to the issuance of a building permit.



CAROL A. SCHWAB
City Attorney

OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660

FAX (310) 253-5664

January 31, 2014

NOTICE TO PRESERVE NOMINATED CULTURAL RESOURCE
CCMC CHAPTER 15.05

Mike Karagozian, Trustee
Miron Karagozian Trust
5740 N. Palm Ave., Suite 103
Fresno, CA 93704

*Via Facsimile 559-439-9723
and First Class Mail*

John Jackson, Operator
Culver City Ice Arena, LLC
4545 Sepulveda Blvd.
Culver City, CA 90230

Via Email and First Class Mail

Re: **Notice of Nomination for Cultural Resource Designation for the
Culver City Ice Arena, 4545 Sepulveda Blvd., Culver City;**

Dear Mr. Karagozian and Mr. Jackson:

On January 31, 2014, the City of Culver City received a nomination for the Culver City Ice Arena, located at 4545 Sepulveda Blvd., Culver City, to be designated as a cultural resource, pursuant to Culver City Municipal Code (CCMC) Section 15.05.015 (see attached).

Please be advised, pursuant to CCMC Section 15.05.035.D, once a structure has been nominated, no permits for alterations to the nominated structure shall be issued, nor shall any alteration be done, until a final designation decision has been made. This includes demolition and/or removal of any character defining features or artifacts that may contribute to the historical and cultural significance of the Ice Arena. Therefore, please consider this to be official notice from the City that neither you, nor any of your agents or successors-in-interest, shall make any alterations to the property, unless required by law, until the designation process has been completed and you are notified by the City.

Sincerely,


Carol A. Schwab
City Attorney

Attachment(s)

Cc: Culver City City Council
Cultural Affairs Commission
John Nachbar, City Manager
Martin Cole, Assistant City Manager
Sol Blumenfeld, Community Development Director

Cultural Resource Designation

(1) The name of the resident/owner making the nomination:

**Kevin A. Healy
3209 Raintree Circle
Culver City, CA 90230**

(2) The address of the structure being nominated

4545 Sepulveda Boulevard

(3) An explanation by the nominating party why the nominating party believes the nominated structure is worthy of designation

The Culver City Ice Rink is an historic icon in our community. The building, completed in 1962 with it's period sign, grandfathered in because Culver City no longer allows sign's of such height, and the fiberglass statue posing over the entrance, "The Sweetheart Of The Ice" considered by many to be Donna Atwood, is a monument to 1960s architecture and a fixture along Sepulveda Boulevard in Culver City. It is a symbol of community spirit, a striking step back in time, and one which should be preserved for generations to come. The Culver City Ice Rink reminds us of days gone by. It is an old fashioned memory, evocative of the truly wonderful things from a happy time (Kennedy, the Beatles...)... Culver City Ice Rink, the building with it's adornments, is our past, our present, and needs to be our future.

(4) Any attachments (including photos if desired) which support the information provided as part of (3).

(See Below)





TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required - Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing	-	-	-	-	-	P	
Electronics and equipment manufacturing	-	-	-	-	-	P	
Fabric products manufacturing	-	-	-	-	-	P	
Handcraft industries	-	-	-	-	-	P	
Media production - Indoor support facilities	-	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	
Printing and publishing	-	P	P	-	P	P	
Recycling facility - Incidental small collection	-	P	P	-	-	P	17.400.090
Recycling facility - Small collection	-	AUP	AUP	-	-	AUP	17.400.090
Research and development (R&D)	-	-	-	-	-	P	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade	-	AUP	AUP	P(3)	AUP	-	
Clubs, lodges, and private meeting halls	-	P	P	P(4)	-	P	
Health/fitness facilities	-	P	P	P(4)	P	P	
Indoor amusement/entertainment facilities	-	P	P	P	P	-	
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools (5)	CUP	CUP	CUP	CUP	-	CUP	
Religious places of worship	CUP	P	P	-	-	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Emergency shelters	CUP	CUP	CUP	-	-	-	
Home occupations	P	P	P	P	-	-	17.400.055
Live/work units	P	P	P	P	-	-	17.400.060
Mixed use projects	P	P	P	P	-	-	17.400.065
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (6)	-	P	P	-	-	-	
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.220.035 (CD District Requirements).
- (5) AUP required for schools up to 1,500 square feet in area.
- (6) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).

Continues on next page.

3. Recreation, education and public assembly uses.

Table 3-3C

Land Use Type: Recreation, Education & Public Assembly (1)	Vehicle Spaces Required
Assembly uses, religious places of worship, clubs, mortuaries with congregational services, meeting halls, membership organizations, sports arenas, stadiums, and theaters	1 space for each 5 fixed seats, and 1 space per 35 sf of assembly or seating area with no fixed seats, plus required spaces for ancillary uses (e.g. restaurant).
Commercial Recreational Activities	
Outdoor recreation facilities	Determined by Conditional Use Permit or Comprehensive Plan.
Tennis, Racquetball, handball or other courts	2 spaces per court, plus 1 space per 300 sf for ancillary uses.
Health/fitness facilities	1 space per 200 sf.
Indoor amusement/entertainment facilities	
Arcades	1 space per 250 sf.
Batting cages	2 spaces per cage.
Bowling alleys	5 spaces per lane, plus required spaces for ancillary uses.
Pool and billiard rooms	2 spaces per table, plus required spaces for ancillary uses.
Skating Rinks	1 space per 100 sf.
Libraries, Museums and Art Galleries	1 space per 350 sf.
Schools	
Kindergarten and Grades 1 through 9 when used exclusively for this purpose	1.5 spaces per classroom, plus 1 space for each 200 sf of indoor assembly area.
Schools in which any portion of their instruction includes Grades 10 and above	1 space per 35 sf of classroom floor area.
Schools, specialized instruction	1 space per 100 sf of classroom floor area.
Colleges and Universities	1 space per 35 sf of classroom floor area.
Studios for dance, art, music, photography, martial arts, etc	1 space per 200 sf of gross floor area.

Notes:

(1) Parking for certain uses within the CD zone are subject to the requirements of Section 17.220.035.C.