MEETING DATE: October 8, 2007

AGENDA ITEM: **Consideration of Density and the Mixed Use Development Ordinance**

ATTACHMENTS

ATTACHMENT 1

Mixed Use Density, Height, and Setback Summary Table

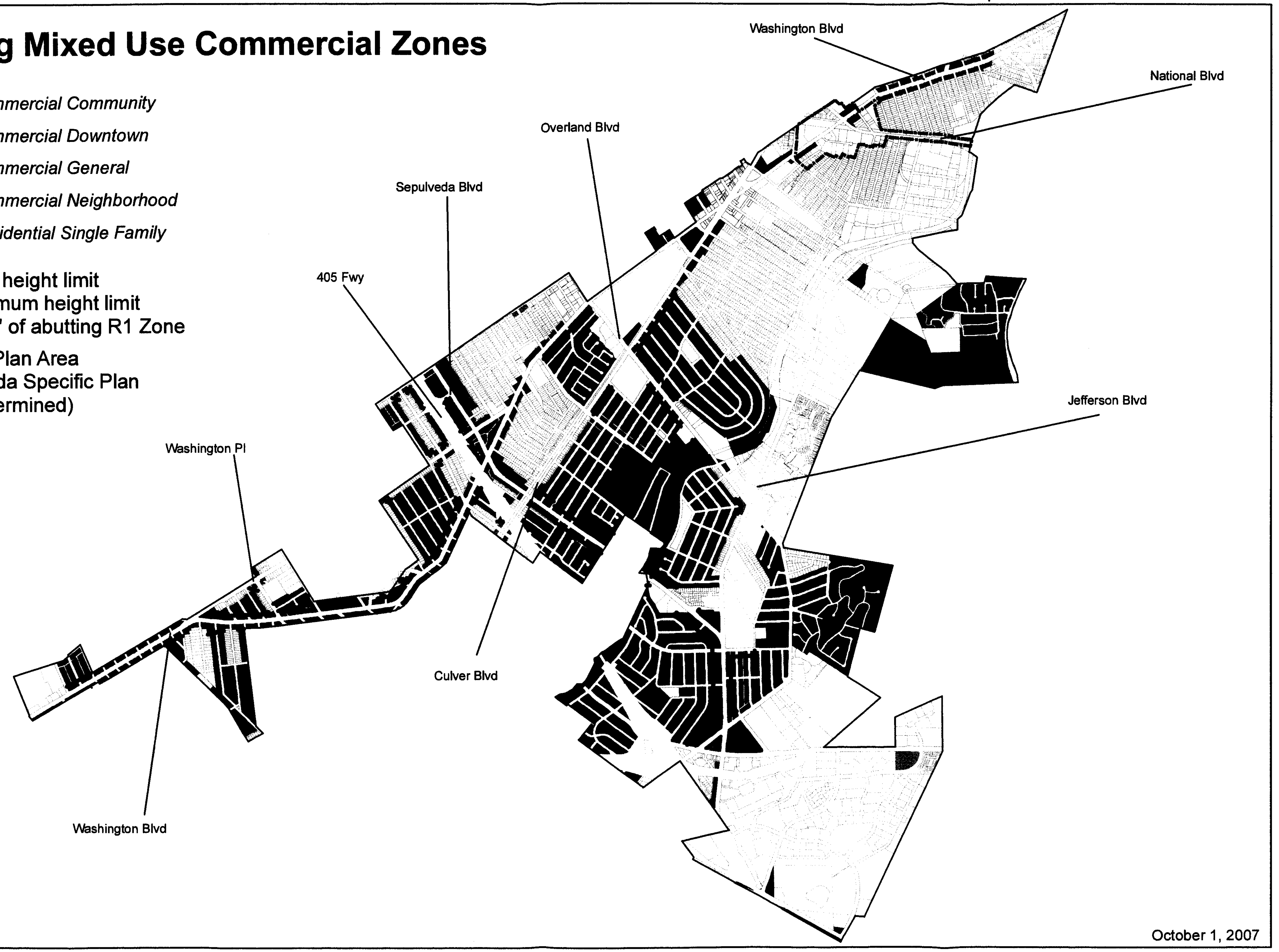
Option	Density	Location	Height	Setbacks	Summary
#2 Modified	• 35 du/ac base • Up to 50 du/ac with Community Benefit adjacent to commercial zone or split lot between Culver City and LA • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• CN Zone • CG Zone • CD Zone • EWO (East of La Cienega/North of Washington)	• 35 ft. abutting single-family residential zone • 45 ft. for portion of building 35 ft. or more from single-family residential property line • 45 Feet abutting multi-family residential zone on lots < 150 ft. in depth • 56 Feet abutting multi-family residential on lots 150 ft+ in depth w/ additional setback • 56 Feet abutting commercial zone • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• 10 ft. + 60° clear-zone angle abutting all residential. **Plus:** • 35 ft. from property line abutting single-family residential zone for height > 35 ft. • 50 ft. from property line abutting multi-family residential zone for height > 45 ft. • 5 ft. front setback above 15 ft. in height • 30 ft. minimum commercial depth on ground floor • Determined by Special Study in Wash/Nat & Sep/Jeff areas	• Limits base density adjacent to residential. • Allows for increased density w/ community benefit adjacent to commercial zones and split jurisdiction • Reduces height adjacent to residential from 56 ft to 35-45 ft. • Establishes increased setback for building height over 35 feet adjacent to single-family residential. • Provisions for increased height on larger lots • Establishes building step back at front. • Establishes minimum commercial depth **Build-Out (Est.)** • 60 units Downtown • 250 units W. Wash. Corridor • 100 units Mid. Wash. Corridor • 100 units EWO • 50 units CN Zone • 200 units Sepulveda Corridor • 500 units Wash/Nat • 400 units Sep/Jeff • **Total = 1,660 (base only) +340 (w/ benefit) =2000**

1

ATTACHMENT 2

R1 Abutting Mixed Use Commercial Zones

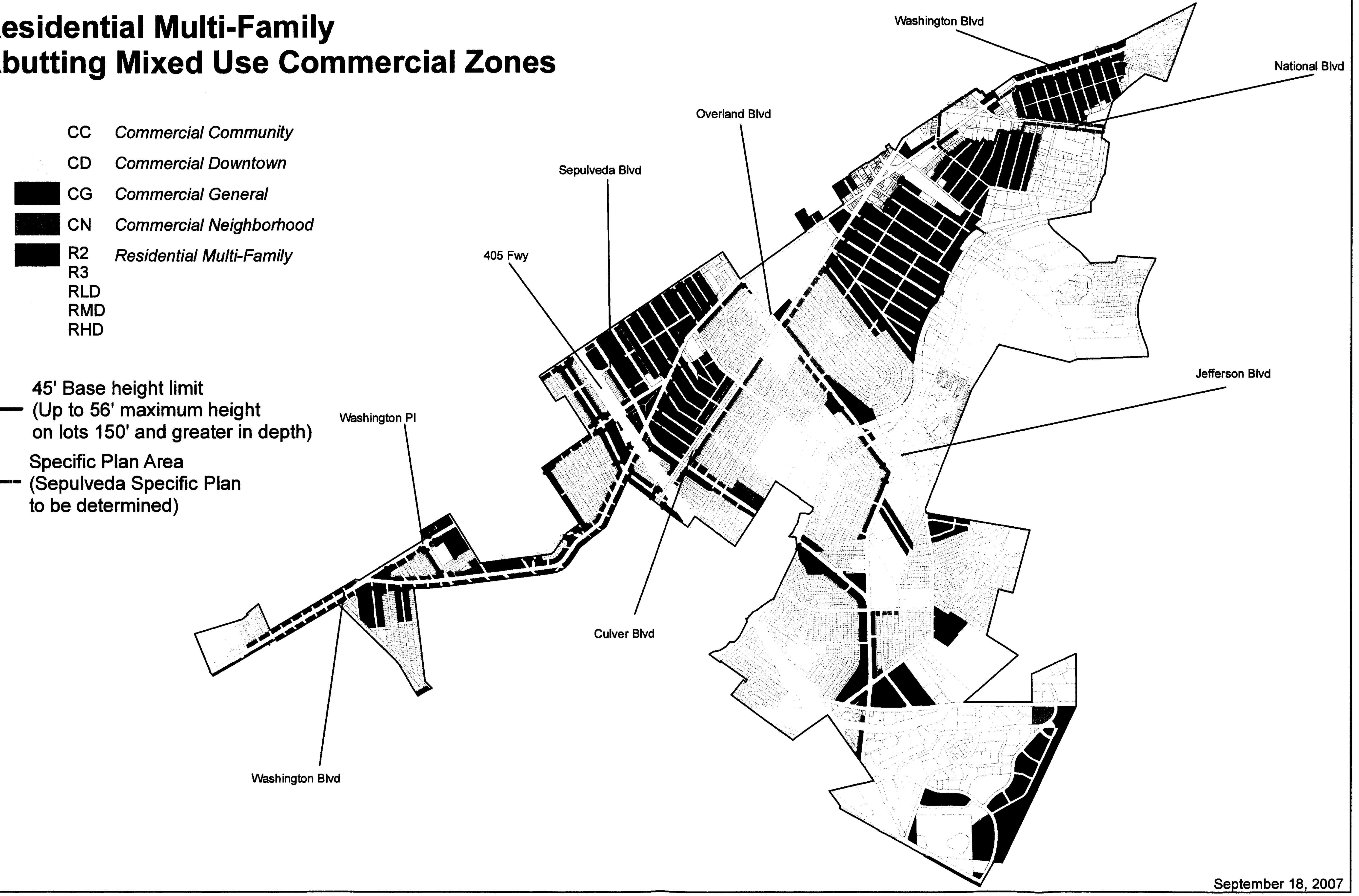
- CC *Commercial Community*
- CD *Commercial Downtown*
- CG *Commercial General*
- CN *Commercial Neighborhood*
- R1 *Residential Single Family*
- 45' Base height limit
- 35' maximum height limit within 35' of abutting R1 Zone
- Specific Plan Area (Sepulveda Specific Plan to be determined)



October 1, 2007

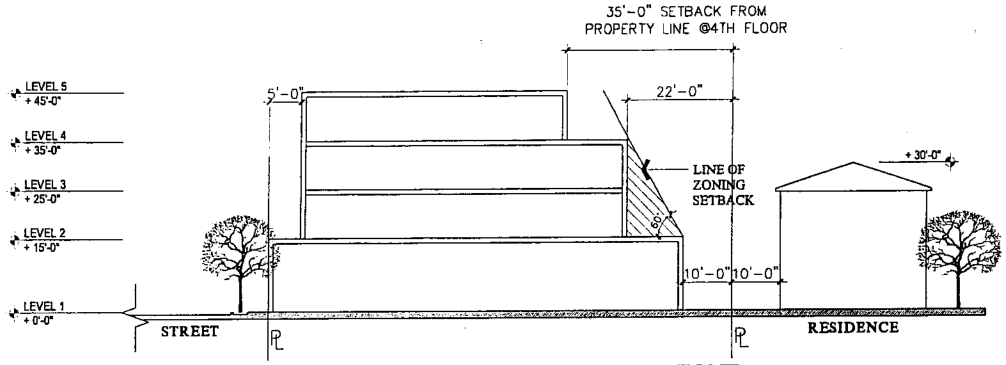
2

Residential Multi-Family
Abutting Mixed Use Commercial Zones

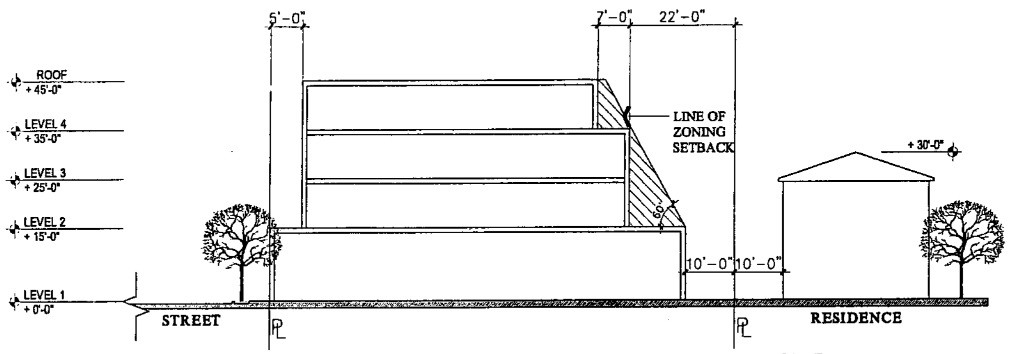


September 18, 2007

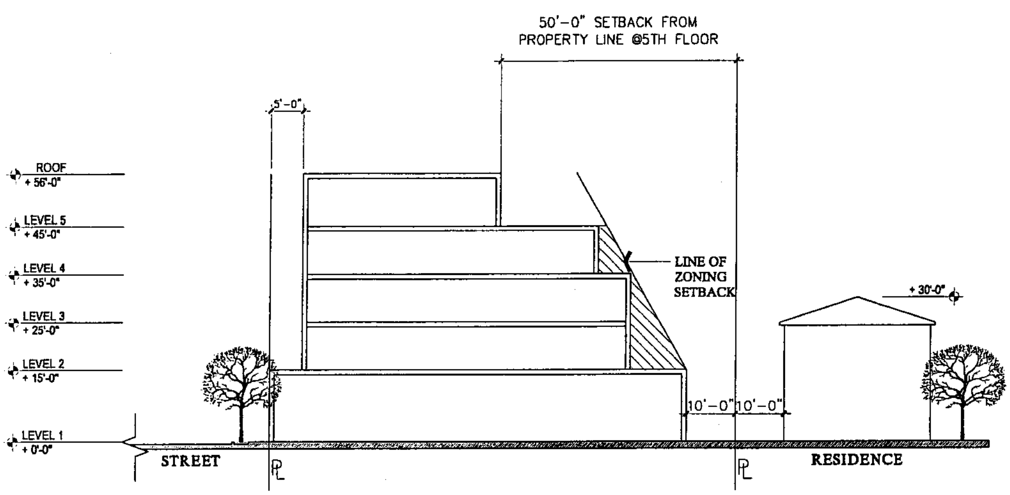
ATTACHMENT 4



35 ft. HEIGHT LIMIT ADJACENT TO R1 ZONE

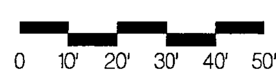


45 ft. HEIGHT LIMIT ADJACENT TO MULTI-FAMILTY ZONE
LOT DEPTH LESS THAN 150 ft.



56 ft. HEIGHT LIMIT ADJACENT TO MULTI-FAMILTY ZONE
LOT DEPTH 150 ft. OR GREATER

MIXED USE DEVELOPMENT
HEIGHT AND SETBACK PROVISIONS



ATTACHMENT 5

COMPARISON TABLE 3

DENSITY ANALYSIS
5,000 SQUARE FOOT SITE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

		Density @ 35 Units / Acre	Density @ 44 Units / Acre	Difference
I.	**Project Description**			
	Land Area (Sf)	5,000	5,000	
	Commercial Area (Sf)	1,500	1,500	
	Residential			
	Units	4	5	**1**
	Average Unit Size	1,000	1,000	
	Number of Residential Stories	2	3	
	Parking Spaces	13	16	
II.	**Total Construction Costs**	$1,995,000	$2,399,000	
	Per SF GBA	$363	$369	
III.	**Average Monthly Rents/Sales Prices**			
	Commercial	$3.00	$3.00	
	Residential			
	Per Sf GBA	$480	$480	
	Per Unit	$480,000	$480,000	
IV.	**Threshold Return on Investment**			
	Commercial	8.00%	8.00%	
	Residential			
	%	15.00%	15.00%	
	Total	$288,000	$360,000	**$72,000**
V.	**Warranted Land Payment**			
	Supportable Investment [1]	$2,261,000	$2,669,000	
	(Less) Construction Costs	(1,995,000)	(2,399,000)	
	Total Warranted Land Payment	**$266,000**	**$270,000**	**$4,000**
	Per Square Foot Land Area	**$53**	**$54**	
VI.	**Community Benefit Fee @ 50% Increased Threshold Profit at Higher Density**			**($36,000)** [2]
VII.	**Net Increase in Developer Profit**			**$40,000**

1 Commercial: Based on the NOI / Threshold Return on Investment. Residential: Based on Sales Revenues minus Threshold Profit.

2 Equals $36,000 / additional unit.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Comp_5

APPENDIX C2: TABLE 1

ESTIMATED CONSTRUCTION COSTS
5,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
4 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**								
	On-Site Improvements/Demolition		4,600	Sf	$15	/Sf	$69,000		
	Subterranean Parking Structure	1	9	Spaces	$30,000	/Space	270,000		
	Building	2	4,600	Sf	$150	/Sf	690,000		
	Total Direct Costs							$1,029,000	
II.	**Indirect Costs**								
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$62,000		
	Public Permits & Fees	3	4	Units	$15,000	/Unit	60,000		
	Taxes, Legal & Accounting		2.0%	Direct Cost			21,000		
	Insurance		4	Units	$15,000	/Unit	60,000		
	Marketing/Leasing		4	Units	$2,500	/Unit	10,000		
	Developer Fee		3.0%	Sales Revenue			58,000		
	Contingency Allowance		4.9%	Ind + Fin Costs			24,000		
	Total Indirect Costs							$295,000	
III.	**Financing/Closing Costs**								
	Interest & Loan Origination Fees	4	70.0%	Financed			$88,000		
	Cost of Sales	5	5.4%	Sales Revenue			104,000		
	Total Financing/Closing Costs							$192,000	
IV.	**Total Construction Costs**		4,600	Sf	$300	/Sf		$1,516,000	

[1] Based on 2.25 spaces/unit.

[2] Includes 4,000 square feet of living area and 600 square feet of lobby/circulation space.

[3] Estimate should be verified by City staff.

[4] 7.9% blended interest rate; and 2.0 points for loan origination fees.

[5] See APPENDIX C2: TABLE 2 for sales revenue estimates. Assumes 3.0% and 2.0% of sales revenues for commissions and closing costs, plus $2,000/unit in home buyer warranty costs.

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_5_35

APPENDIX C3: TABLE 1

ESTIMATED CONSTRUCTION COSTS
5,000 SQUARE FOOT SITE & 44 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**							
	On-Site Improvements/Demolition		1,500	Sf	$15.00	/Sf	$23,000	
	Ground Level Parking	1	4	Spaces	$20,000	/Space	80,000	
	Building		1,500	Sf	$150	/Sf	225,000	
	Tenant Improvements		1,500	Sf	$25	/Sf	38,000	
	Total Direct Costs							$366,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$22,000	
	Public Permits & Fees	2	1,500	Sf	$5.00	/Sf	8,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			7,000	
	Insurance		1,500	Sf	$0.50	/Sf	1,000	
	Marketing/Leasing		1,500	Sf	$5.50	/Sf	8,000	
	Developer Fee		3.0%	Direct Cost			11,000	
	Contingency Allowance		5.0%	Ind + Fin Costs			6,000	
	Total Indirect Costs							$63,000
III.	**Financing Costs**							
	Interest During Construction							
	Land	3	$150,000	Value	6.00%	Interest	$9,000	
	Construction	4	$479,000	Cost	6.00%	Interest	19,000	
	Loan Origination Fees							
	Construction Loan		$479,000	Cost	1.50	Points	7,000	
	Permanent Financing	5	$774,000	Value	2.00	Points	15,000	
	Total Financing Costs							$50,000
IV.	**Total Construction Costs**		1,500	Sf	$319	/Sf GBA		$479,000

1 The parking ratio equals 2.7 spaces/1,000 square feet of building area.
2 Estimate should be verified by City staff.
3 Based on a 12 month construction and absorption period. Average outstanding balance is set at 100%.
4 Based on an 12 month construction and absorption period. Average outstanding balance is set at 65%.
5 Based on a 60% loan to value ratio and a 6.5% capitalization rate.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_50

APPENDIX C1: TABLE 1

ESTIMATED CONSTRUCTION COSTS
5,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**							
	On-Site Improvements/Demolition		1,500	Sf	$15.00	/Sf	$23,000	
	Ground Level Parking	1	4	Spaces	$20,000	/Space	80,000	
	Building		1,500	Sf	$150	/Sf	225,000	
	Tenant Improvements		1,500	Sf	$25	/Sf	38,000	
	Total Direct Costs							$366,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$22,000	
	Public Permits & Fees	2	1,500	Sf	$5.00	/Sf	8,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			7,000	
	Insurance		1,500	Sf	$0.50	/Sf	1,000	
	Marketing/Leasing		1,500	Sf	$5.50	/Sf	8,000	
	Developer Fee		3.0%	Direct Cost			11,000	
	Contingency Allowance		5.0%	Ind + Fin Costs			6,000	
	Total Indirect Costs							$63,000
III.	**Financing Costs**							
	Interest During Construction							
	Land	3	$150,000	Value	6.00%	Interest	$9,000	
	Construction	4	$479,000	Cost	6.00%	Interest	19,000	
	Loan Origination Fees							
	Construction Loan		$479,000	Cost	1.50	Points	7,000	
	Permanent Financing	5	$774,000	Value	2.00	Points	15,000	
	Total Financing Costs							$50,000
IV.	**Total Construction Costs**		1,500	Sf	$319	/Sf GBA		$479,000

1 The parking ratio equals 2.7 spaces/1,000 square feet of building area.
2 Estimate should be verified by City staff.
3 Based on a 12 month construction and absorption period. Average outstanding balance is set at 100%.
4 Based on an 12 month construction and absorption period. Average outstanding balance is set at 65%.
5 Based on a 60% loan to value ratio and a 6.5% capitalization rate.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_35

APPENDIX C4: TABLE 1

ESTIMATED CONSTRUCTION COSTS
5,000 SQUARE FOOT SITE & 44 UNIT/ACRE DENSITY
5 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**								
	On-Site Improvements/Demolition		5,750	Sf	$15	/Sf	$86,000	
	Subterranean Parking Structure	1	12	Spaces	$30,000	/Space	360,000	
	Building	2	5,750	Sf	$150	/Sf	863,000	
	Total Direct Costs							$1,309,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$79,000	
	Public Permits & Fees	3	5	Units	$15,000	/Unit	75,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			26,000	
	Insurance		5	Units	$15,000	/Unit	75,000	
	Marketing/Leasing		5	Units	$2,500	/Unit	13,000	
	Developer Fee		3.0%	Sales Revenue			72,000	
	Contingency Allowance		5.1%	Ind + Fin Costs			31,000	
	Total Indirect Costs							$371,000
III.	**Financing/Closing Costs**							
	Interest & Loan Origination Fees	4	70.0%	Financed			$110,000	
	Cost of Sales	5	5.4%	Sales Revenue			130,000	
	Total Financing/Closing Costs							$240,000
IV.	**Total Construction Costs**		5,750	Sf	$300	/Sf		$1,920,000

[1] Based on 2.40 spaces/unit.
[2] Includes 5,000 square feet of living area and 750 square feet of lobby/circulation space.
[3] Estimate should be verified by City staff.
[4] 7.9% blended interest rate; and 2.0 points for loan origination fees.
[5] See APPENDIX C4: TABLE 2 for sales revenue estimates. Assumes 3.0% and 2.0% of sales revenues for commissions and closing costs, plus $2,000/unit in home buyer warranty costs.

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_5_50

APPENDIX C1: TABLE 3

LAND VALUE CALCULATION
5,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Supportable Private Investment**			
	Net Operating Income	See APPENDIX C1: TABLE 2	$50,300	
	Return on Total Investment		8.00%	
	Total Supportable Private Investment			$629,000
II.	**Total Construction Costs**	See APPENDIX C1: TABLE 1		$479,000
III.	**Warranted Land Payment**			$150,000

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_35

APPENDIX C4: TABLE 2

LAND VALUE CALCULATION
5,000 SQUARE FOOT SITE & 44 UNIT/ACRE DENSITY
5 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Sales Revenue**	5 Units	$480,000 /Unit		$2,400,000
II.	**Project Costs**				
	Construction Costs	See APPENDIX C4: TABLE 1		$1,920,000	
	Threshold Developer Profit	15.0% Sales Revenues		360,000	
	Total Project Costs				$2,280,000
III.	**Warranted Land Payment**	5 Units	$24,000 /Unit		$120,000

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_5_50

APPENDIX C2: TABLE 2

LAND VALUE CALCULATION
5,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
4 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Sales Revenue**	4 Units	$480,000 /Unit		$1,920,000
II.	**Project Costs**				
	Construction Costs	See APPENDIX C2: TABLE 1		$1,516,000	
	Threshold Developer Profit	15.0%	Sales Revenues	288,000	
	Total Project Costs				$1,804,000
III.	**Warranted Land Payment**	4 Units	$29,000 /Unit		$116,000

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_5_35

APPENDIX C3: TABLE 3

LAND VALUE CALCULATION
5,000 SQUARE FOOT SITE & 44 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Supportable Private Investment**				
	Net Operating Income	See APPENDIX C3: TABLE 2	$50,300		
	Return on Total Investment		8.00%		
	Total Supportable Private Investment			$629,000	
II.	**Total Construction Costs**	See APPENDIX C3: TABLE 1		$479,000	
III.	**Warranted Land Payment**				$150,000

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_50

APPENDIX C1: TABLE 2

STABILIZED NET OPERATING INCOME
5,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Gross Income**	1,500 Sf	$3.00 /Sf	$54,000	
	(Less) Vacancy & Collection Allowance	5% Gross Income		(2,700)	
II.	**Effective Gross Income**				$51,300
III.	**Unreimbursed Operating Expenses** [1]	75 Sf	$13.00 /Sf		($1,000)
IV.	**Net Operating Income**				$50,300

[1] The cost is assessed against vacant space.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_35

APPENDIX C3: TABLE 2

STABILIZED NET OPERATING INCOME
5,000 SQUARE FOOT SITE & 44 UNIT/ACRE DENSITY
1,500 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Gross Income**	1,500 Sf	$3.00 /Sf	$54,000	
	(Less) Vacancy & Collection Allowance	5% Gross Income		(2,700)	
II.	**Effective Gross Income**				$51,300
III.	**Unreimbursed Operating Expenses** [1]	75 Sf	$13.00 /Sf		($1,000)
IV.	**Net Operating Income**				$50,300

1 The cost is assessed against vacant space.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_5_50

COMPARISON TABLE 1

DENSITY ANALYSIS
20,000 SQUARE FOOT SITE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

		Density @ 35 Units / Acre	Density @ 48 Units / Acre	Difference
I.	Project Description			
	Land Area (Sf)	20,000	20,000	
	Commercial Area (Sf)	6,000	6,000	
	Residential			
	Units	**16**	**22**	**6**
	Average Unit Size	1,250	1,250	
	Number of Residential Stories	2	3	
	Parking Spaces	52	65	
II.	**Total Construction Costs**	$9,020,000	$11,687,000	
	Per SF GBA	$347	$349	
III.	Average Monthly Rents/Sales Prices			
	Commercial	$3.00	$3.00	
	Residential			
	Per Sf GBA	$460	$460	
	Per Unit	$575,000	$575,000	
IV.	Threshold Return on Investment			
	Commercial	8.00%	8.00%	
	Residential			
	%	15.00%	15.00%	
	Total	**$1,380,000**	**$1,898,000**	**$518,000**
V.	Warranted Land Payment			
	Supportable Investment [1]	$10,336,000	$13,268,000	
	(Less) Construction Costs	(9,020,000)	(11,687,000)	
	Total Warranted Land Payment	**$1,316,000**	**$1,581,000**	**$265,000**
	Per Square Foot Land Area	**$66**	**$79**	
VI.	**Community Benefit Fee @ 50% Increased Threshold Profit at Higher Density**			**($259,000)** [2]
VII.	**Net Increase in Developer Profit**			**$524,000**

1 Commercial: Based on the NOI / Threshold Return on Investment. Residential: Based on Sales Revenues minus Threshold Profit.

2 Equals $43,200 / additional unit.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Comp_20

16

APPENDIX A1: TABLE 1

ESTIMATED CONSTRUCTION COSTS
20,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
6,000 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**							
	On-Site Improvements/Demolition		6,000	Sf	$15.00	/Sf	$90,000	
	Ground Level Parking	1	16	Spaces	$20,000	/Space	320,000	
	Building		6,000	Sf	$150	/Sf	900,000	
	Tenant Improvements		6,000	Sf	$25	/Sf	150,000	
	Total Direct Costs							$1,460,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$88,000	
	Public Permits & Fees	2	6,000	Sf	$5.00	/Sf	30,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			29,000	
	Insurance		6,000	Sf	$0.50	/Sf	3,000	
	Marketing/Leasing		6,000	Sf	$5.50	/Sf	33,000	
	Developer Fee		3.0%	Direct Cost			44,000	
	Contingency Allowance		5.0%	Ind + Fin Costs			23,000	
	Total Indirect Costs							$250,000
III.	**Financing Costs**							
	Interest During Construction							
	Land	3	$604,000	Value	6.00%	Interest	$36,000	
	Construction	4	$1,912,000	Cost	6.00%	Interest	75,000	
	Loan Origination Fees							
	Construction Loan		$1,912,000	Cost	1.50	Points	29,000	
	Permanent Financing	5	$3,097,000	Value	2.00	Points	62,000	
	Total Financing Costs							$202,000
IV.	**Total Construction Costs**		6,000	Sf	$319	/Sf GBA		$1,912,000

1 The parking ratio equals 2.7 spaces/1,000 square feet of building area.
2 Estimate should be verified by City staff.
3 Based on a 12 month construction and absorption period. Average outstanding balance is set at 100%.
4 Based on an 12 month construction and absorption period. Average outstanding balance is set at 65%.
5 Based on a 60% loan to value ratio and a 6.5% capitalization rate.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_20_35

APPENDIX A2: TABLE 1

ESTIMATED CONSTRUCTION COSTS
20,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
16 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**								
	On-Site Improvements/Demolition		23,000	Sf	$15	/Sf	$345,000	
	Subterranean Parking Structure	1	36	Spaces	$30,000	/Space	1,080,000	
	Building	2	23,000	Sf	$150	/Sf	3,450,000	
	Total Direct Costs							$4,875,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$293,000	
	Public Permits & Fees	3	16	Units	$15,000	/Unit	240,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			98,000	
	Insurance		16	Units	$15,000	/Unit	240,000	
	Marketing/Leasing		16	Units	$2,500	/Unit	40,000	
	Developer Fee		3.0%	Sales Revenue			276,000	
	Contingency Allowance		5.0%	Ind + Fin Costs			112,000	
	Total Indirect Costs							$1,299,000
III.	**Financing/Closing Costs**							
	Interest & Loan Origination Fees	4	70.0%	Financed			$442,000	
	Cost of Sales	5	5.3%	Sales Revenue			492,000	
	Total Financing/Closing Costs							$934,000
IV.	**Total Construction Costs**		23,000	Sf	$300	/Sf		$7,108,000

[1] Based on 2.25 spaces/unit.
[2] Includes 20,000 square feet of living area and 3,000 square feet of lobby/circulation space.
[3] Estimate should be verified by City staff.
[4] 7.9% blended interest rate; and 2.0 points for loan origination fees.
[5] See APPENDIX A2: TABLE 2 for sales revenue estimates. Assumes 3.0% and 2.0% of sales revenues for commissions and closing costs, plus $2,000/unit in home buyer warranty costs.

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_20_35

APPENDIX A3: TABLE 1

ESTIMATED CONSTRUCTION COSTS
20,000 SQUARE FOOT SITE & 48 UNIT/ACRE DENSITY
6,000 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**								
	On-Site Improvements/Demolition		6,000	Sf	$15.00	/Sf	$90,000	
	Ground Level Parking	1	16	Spaces	$20,000	/Space	320,000	
	Building		6,000	Sf	$150	/Sf	900,000	
	Tenant Improvements		6,000	Sf	$25	/Sf	150,000	
	Total Direct Costs							$1,460,000
II.	**Indirect Costs**							
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$88,000	
	Public Permits & Fees	2	6,000	Sf	$5.00	/Sf	30,000	
	Taxes, Legal & Accounting		2.0%	Direct Cost			29,000	
	Insurance		6,000	Sf	$0.50	/Sf	3,000	
	Marketing/Leasing		6,000	Sf	$5.50	/Sf	33,000	
	Developer Fee		3.0%	Direct Cost			44,000	
	Contingency Allowance		5.0%	Ind + Fin Costs			23,000	
	Total Indirect Costs							$250,000
III.	**Financing Costs**							
	Interest During Construction							
	Land	3	$604,000	Value	6.00%	Interest	$36,000	
	Construction	4	$1,912,000	Cost	6.00%	Interest	75,000	
	Loan Origination Fees							
	Construction Loan		$1,912,000	Cost	1.50	Points	29,000	
	Permanent Financing	5	$3,097,000	Value	2.00	Points	62,000	
	Total Financing Costs							$202,000
IV.	**Total Construction Costs**		6,000	Sf	$319	/Sf GBA		$1,912,000

1 The parking ratio equals 2.7 spaces/1,000 square feet of building area.
2 Estimate should be verified by City staff.
3 Based on a 12 month construction and absorption period. Average outstanding balance is set at 100%.
4 Based on an 12 month construction and absorption period. Average outstanding balance is set at 65%.
5 Based on a 60% loan to value ratio and a 6.5% capitalization rate.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_20_50

APPENDIX A4: TABLE 1

ESTIMATED CONSTRUCTION COSTS
20,000 SQUARE FOOT SITE & 48 UNIT/ACRE DENSITY
22 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Direct Costs**								
	On-Site Improvements/Demolition		31,625	Sf	$15	/Sf	$474,000		
	Subterranean Parking Structure	1	49	Spaces	$30,000	/Space	1,470,000		
	Building	2	31,625	Sf	$150	/Sf	4,744,000		
	Total Direct Costs							$6,688,000	
II.	**Indirect Costs**								
	Architecture, Eng. & Consulting		6.0%	Direct Costs			$401,000		
	Public Permits & Fees	3	22	Units	$15,000	/Unit	330,000		
	Taxes, Legal & Accounting		2.0%	Direct Cost			134,000		
	Insurance		22	Units	$15,000	/Unit	330,000		
	Marketing/Leasing		22	Units	$2,500	/Unit	55,000		
	Developer Fee		3.0%	Sales Revenue			380,000		
	Contingency Allowance		5.0%	Ind + Fin Costs			154,000		
	Total Indirect Costs							$1,784,000	
III.	**Financing/Closing Costs**								
	Interest & Loan Origination Fees	4	70.0%	Financed			$626,000		
	Cost of Sales	5	5.4%	Sales Revenue			677,000		
	Total Financing/Closing Costs							$1,303,000	
IV.	**Total Construction Costs**		31,625	Sf	$300	/Sf		$9,775,000	

[1] Based on 2.23 spaces/unit.
[2] Includes 27,500 square feet of living area and 4,125 square feet of lobby/circulation space.
[3] Estimate should be verified by City staff.
[4] 7.9% blended interest rate; and 2.0 points for loan origination fees.
[5] See APPENDIX A4: TABLE 2 for sales revenue estimates. Assumes 3.0% and 2.0% of sales revenues for commissions and closing costs, plus $2,000/unit in home buyer warranty costs.

Prepared by: Keyser Marston Associates, Inc.
File name: Pf_9_13_07.xls; Pf_R_20_50

APPENDIX A1: TABLE 3

LAND VALUE CALCULATION
20,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
6,000 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Supportable Private Investment**				
	Net Operating Income	See APPENDIX A1: TABLE 2	$201,300		
	Return on Total Investment		8.00%		
	Total Supportable Private Investment			$2,516,000	
II.	**Total Construction Costs**	See APPENDIX A1: TABLE 1		$1,912,000	
III.	**Warranted Land Payment**				$604,000

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APPENDIX A2: TABLE 2

LAND VALUE CALCULATION
20,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
16 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Sales Revenue**	16 Units	$575,000 /Unit		$9,200,000
II.	**Project Costs**				
	Construction Costs	See APPENDIX A2: TABLE 1		$7,108,000	
	Threshold Developer Profit	15.0% Sales Revenues		1,380,000	
	Total Project Costs				$8,488,000
III.	**Warranted Land Payment**	16 Units	$44,500 /Unit		$712,000

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APPENDIX A4: TABLE 2

LAND VALUE CALCULATION
20,000 SQUARE FOOT SITE & 48 UNIT/ACRE DENSITY
22 RESIDENTIAL UNITS
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Sales Revenue**	22 Units	$575,000 /Unit		$12,650,000
II.	**Project Costs**				
	Construction Costs	See APPENDIX A4: TABLE 1		$9,775,000	
	Threshold Developer Profit	15.0% Sales Revenues		1,898,000	
	Total Project Costs				$11,673,000
III.	**Warranted Land Payment**	22 Units	$44,400 /Unit		$977,000

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APPENDIX A1: TABLE 2

STABILIZED NET OPERATING INCOME
20,000 SQUARE FOOT SITE & 35 UNIT/ACRE DENSITY
6,000 SF GBA GROUND FLOOR COMMERCIAL SPACE
MIXED-USE ORDINANCE CASE STUDIES
CULVER CITY, CALIFORNIA

I.	**Gross Income**	6,000 Sf	$3.00 /Sf	$216,000	
	(Less) Vacancy & Collection Allowance	5% Gross Income		(10,800)	
II.	**Effective Gross Income**				$205,200
III.	**Unreimbursed Operating Expenses** [1]	300 Sf	$13.00 /Sf		($3,900)
IV.	**Net Operating Income**				$201,300

[1] The cost is assessed against vacant space.

Prepared by: Keyser Marston Associates, Inc.
File Name: Pf_9_13_07.xls; Pf_C_20_35

ATTACHMENT 6

City of

Culver City

ZONING MAP

CN	Commercial Neighborhood
CG	Commercial General
CC	Commercial Community
CD	Commercial Downtown
CRR	Commercial Regional Retail
CRB	Commercial Regional Business Park
R1	Residential Single Family
R2	Residential Two Family
R3	Residential Three Family
RLD	Residential Low Density Multiple
RMD	Residential Medium Density Multiple
RHD	Residential High Density Multiple
PD	Planned Development
IL	Industrial Light
IG	Industrial General
S	Studio
E	Cemetery
OS	Open Space
T	Transportation
••••	Commercial Zero Setback Overlay
	Overlay Zone Boundary
	City Boundary
	Ballona Creek
P	Culver City Park
S	School

The City of Culver City makes no representation or warranties of any kind with respect to the accuracy of the information of claims furnished herein, as the data is a compilation of records and information obtained from various sources. The data displayed on this map is for representational

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