

MEETING DATE: 08/20/07

AGENDA ITEM: Discussion of and Comment on Mixed Use Development Projects
in the Development Process.

ATTACHMENTS

	<u>Pages</u>
1. Building Permit Report 7/9 – 8/10/07	1
2. Correspondence from interested parties	2-7

Text126:

Permit	Address Address	Date Applied	Date Issued	Permit Type	SubType	Valuation
68155 \$251,000.00	4216 VAN BUREN PL, CULV	09/12/2006	07/13/2007	BUILD		SFDALT
Description: J29 - Constructing 2nd living unit (2 story - 1,951 sq. ft. - attached to garage of existing unit) with upper deck (295 sq. ft.), lower deck (295 sq. ft.) and 1 car carport (192 sq. ft.)						
69914 \$290,000.00	1000 CORPORATE POINTE, CULV	06/05/2007	07/10/2007	BUILD		COMMISC
Description: K11 - New parkette						
69987 \$285,000.00	4368 MOORE ST, CULV	06/13/2007	07/23/2007	BUILD		SFDALT
Description: Z7 - Remodel existing 1,231 sq. ft. single story, single family residence, add 390 sq. ft. of living space to existing first floor, add 783 sq. ft. second story to existing single story, single family residence, add 600 sq. ft. detached home office/recreation room to the rear of the property						
70118 \$500,000.00	4120 BERRYMAN AV, CULV	06/28/2007	08/06/2007	BUILD		SFDALT
Description: B27 - Demolish existing single family residence, construct new two story single family residence						
TOTAL						\$1,326,000.00
Permits	4					



Blumenfeld, Sol

From: Kevin P. Read [kpr@oceanhold.com]
Sent: Tuesday, August 07, 2007 4:31 PM
To: Blumenfeld, Sol; Gorham, Thomas
Cc: Mendivil, Jose
Subject: Fw: CC Council Meeting

Gentlemen,

Thanks for last night - I thought it went very well if not for very long.

One issue of obvious interest to us is the disposition of "projects in the pipeline". It did not seem that clear direction was given to Staff on how these projects would be treated which is perhaps understandable given how late the meeting went. Nevertheless it does put our Project in limbo.

Do you have any thoughts as to the above, particularly as to timing of resolving this interim issue? We are obviously anxious to proceed with the continuance of our Planning Commission Hearing, assuming, of course, that our Project remains viable.

Again, thanks for last night, and I look forward to hearing from you.

Sincerely,

Kevin

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8/7/2007

Blumenfeld, Sol

From: Bryan Mashian [Bryan@mashianlaw.com]
Sent: Wednesday, August 08, 2007 5:38 PM
To: Blumenfeld, Sol
Cc: 'Bryan Mashian'
Subject: Mixed Use Ordinance Changes and the Project at Washington and Glencoe

Dear Mr. Blumenfeld. I spoke at the last City Council hearing on Monday, August 6, 2007 during which the Council discussed possible changes to the mixed use ordinance. As I mentioned to you at the end of the evening, I am working on a mixed use project which is located across the street from Costco, near the intersection of Washington and Glencoe. I understand that the City Council's next meeting to discuss the proposed changes to the mixed use ordinance is scheduled for August 20. I understand that the staff will be preparing a report in advance of this meeting. I am writing to ask you to please arrange a meeting with yourself to discuss our particular project, the existing uses on this site, our efforts to date, the projects in the "pipeline", etc. I would appreciate it if we could meet in person and I appreciate your assistance in this regard. I thank you in advance.

Bryan Mashian

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August 8, 2006

Alan Corlin
City of Culver City- City Hall
9770 Culver Blvd.
Culver City, CA 90232

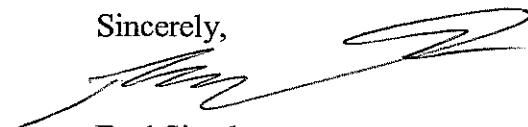
Dear Mr. Mayor,

My name is Fred Simab, and I own the vacant land located at 12601 Washington Blvd. My architect and I had the pleasure of meeting you on Monday night. As you know, our situation was articulated in regards to my land and my final approved plans.

I ask for you and the council members to not make my project subject to possible new codes. I purchased this property based on the codes of 2004, and I have worked tirelessly to gain the permit level status, and have spent an excess of \$225,000 and 30 months. I have invested most of my life savings into this project. Furthermore, I have obtained an additional mortgage on my own house to complete these plans. I am not a multi-million dollar developer, and I do not make a living by developing projects. I simply bought this land to relocate my business to Culver City. I own a small real estate mortgage document signing service, and frankly, my business has declined due to the downward mortgage market. I am desperately attempting to find financing, or perhaps locate a partner to be able to build this project. One of the challenges that I am encountering with the banks that I am trying to obtain financing is due to this land existing in the less developed area of Culver City, in comparison to downtown. However, I hope this project will pave the way for commerce in this part of Culver City.

I respectfully ask for your review of my circumstances in which the new building codes would diminish all the investment of time and money into this project. In addition, my land will face a significant drop in the value. Attached is a copy of the data that I provided to you at the Study Session.

Sincerely,

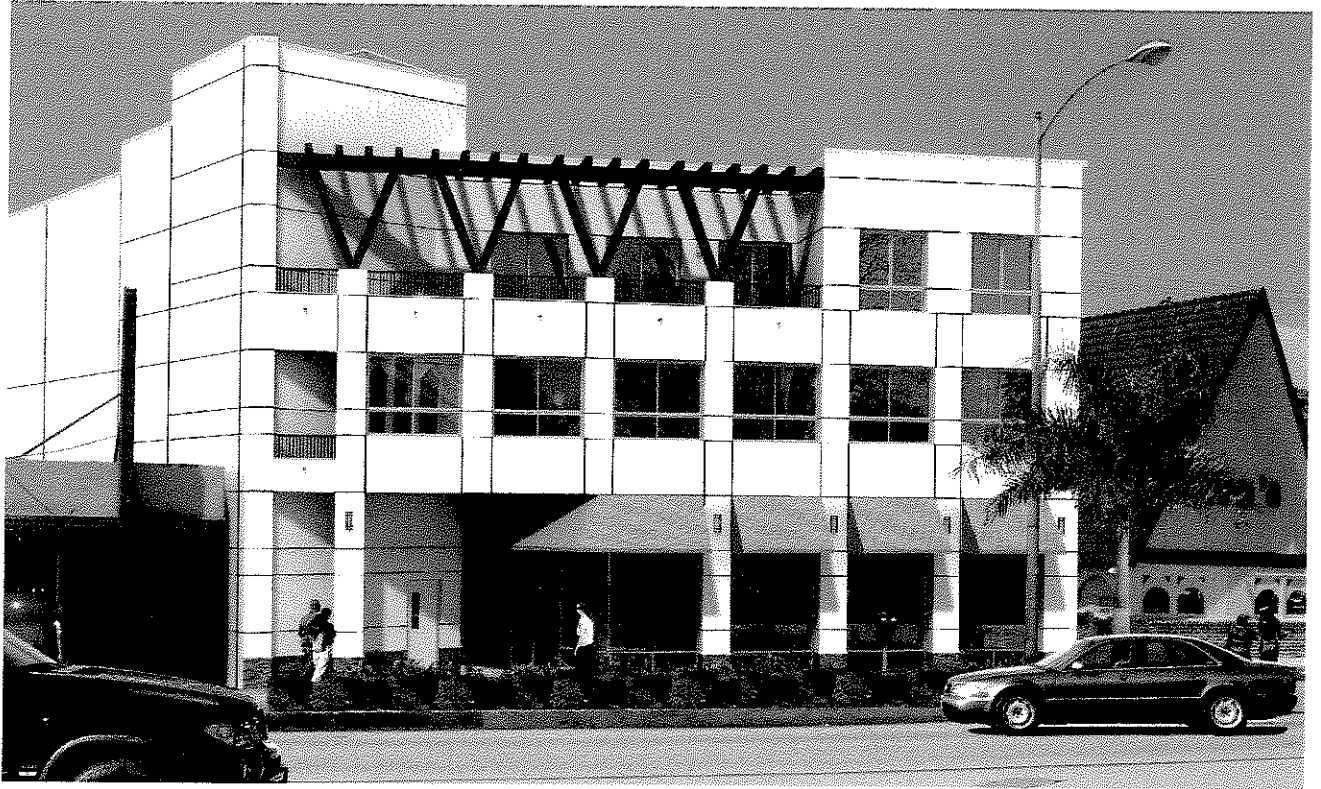


Fred Simab
Pacific Citadel, Inc.
10801 National Boulevard, Suite 510
Los Angeles, CA 90064
(310) 925-4242

Cc: City Councilmembers
Sol Blumenfield, Community Development Director

Cc: Thomas M. Gorham, Deputy Community Development Director

Mixed Use
12601 Washington Blvd., Culver City, CA
Owner: Fred Simab, Pacific Citadel Inc. 310-925-4242
Architect: SKArchitects, Sina Khajavi 310-544-7272



Proposed Project Rendering



Location Map

12601 Washington Blvd., Culver City, CA
Fred Simab (Pacific Citadel Inc.) 310-925-4242
SKArchitects 310-544-7272

Project Summary
12601 Washington Blvd., Culver City, CA

Current Use: Vacant Lot
Lot Size: 115.66' X 51.875'
Lot Area: 6,000 S.F.

Building Area Synopses:

1 st Floor Retail Space:	1,300 S.F.
2 nd Floor Office Space:	4,818 S.F.
3 rd Floor 4 Apartments:	3,736 S.F.
Total w/o garage:	9,854 S.F.

Parking:

9 spaces on first floor
16 tandem spaces in subterranean level
Total of 25 parking spaces provided

Building height: 43 feet (49'-4" @ north stairs only)

Time Line:

November 4 2004:	Architectural Design Started
January 26 2005:	Plan submitted for Preliminary Review by various city departments
December 22 2005:	Applied for Plan Check with Building & Safety Dept. Permit # 66313
December 1 2006:	Extension received for Planning Dept. Approval to complete building dept. approval requirements.
Current Status:	Plans are approved by Building & Safety Dept., ready for construction pending financing

Total Expenditure to date for Architectural, Engineering and City fees :\$225,000



Project Site - looking north
(neighbor wall to the edge of parking lot)

Blumenfeld, Sol

From: Fred Simab [fred.simab@pacdocsign.com]
Sent: Tuesday, August 14, 2007 3:42 PM
To: Gorham, Thomas
Cc: Blumenfeld, Sol
Subject: 12601 Washington Blvd. -vacan t land w/ final approved plans

Dear Mr. Gorham,

In regards to my project, I wanted to touch base with you to see if I may continue moving forward. I received a phone call from Councilman Malsin supporting my project. In addition, I received an email from Councilman Rose, in which he stated the legality of non-support for my endeavors. However, he affirmed that he would support the project morally. Councilman Sildiger only acknowledged my email, and did not indicate his support or non-support of my project. Vice Mayor Gross sent me a positive response, but without a clear indication of support or non-support. I have not heard from Mayor Corlin, either. I have elected to set an appointment with the mayor, if he is able to donate his time. I am concerned with the upcoming regulations and further investment of funds and time. In the process of continuation, currently I have underlying obligations with my partnership and ownership of these entitlements.

Please give guidelines and directions to me, so that I may proceed with my plans.

Sincerely,

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President
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