

- 1 53 Location of the Fire Department Connection and Double Detector Check Assembly
2 shall be reviewed and approved by the Fire Marshal and Planning Manager
- 3 54 The applicant shall locate the building address such that it is viewable and legible from
4 the public right-of-way
- 5 55 All parapets over five feet shall have catwalks as approved by the Fire Marshal
- 6 56 All fascia and tops of exterior walls and parapets shall be constructed of hard
7 materials and shall be approved by the Fire Marshal
- 8 57 The applicant shall provide a Class III combined standpipe system with 2 ½ inch hose
9 valves and 1 ½ inch reducing caps and covers as required in the 2001 California Fire
10 Code, Table 1004-A
- 11 58 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the Culver
12 City Fire Department (CCFD) a pre-fire plan
- 13 59 All stairs, common doors and rooms shall be appropriately signed per the 2001
14 California Fire Code and CCFD requirements Directional signs shall be posted as
15 appropriate to ensure emergency personnel can find guest rooms in a timely manner
- 16 60 Duct smoke detectors shall comply with CCFD regulations and shall provide
17 supervisory alarms only
- 18 61 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the CCFD
19 Hazardous Materials Specialist a hazardous materials disclosure package
- 20 62 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the CCFD
21 an emergency evacuation plan and employee training program for CCFD review
- 22 63 Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the
23 CCFD for review and approval, a permanent emergency exit floor plan for the entire
24 hotel that indicates location of fire extinguishers Posting of the emergency exit floor
25 plan on the hotel premises shall be required per CCFD instructions
- 26 64 The project shall comply with all applicable 2001 California Building, Fire, Mechanical
27 and Electrical codes and shall comply with Culver City Municipal Code Section 9 02
- 28 65 The applicant shall provide a smoke exhaust system controlled by the site's fire alarm
29 system, in the subterranean parking area The exhaust system shall be started by
water flow activation within the subterranean parking area

///
///
///

66 All CCFD notes, as directed by the Fire Marshal shall be placed on the final working drawings

APPROVED and ADOPTED this 8th day of December 2004

D SCOTT MALSIN, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by

Sherry Jordan
Senior Planner

Nov 14, 2004

Vinney Patel
Culver City Planning Division
P O Box 507
Culver City, CA 90232

Dear Mr Patel,

This letter explains the concerns we have for the proposed construction of the Hampton Inn at 3954 Sepulveda Blvd We would like the following points to be considered

- 1 request that the following studies be performed
 - a environmental impact report
 - b traffic impact report
 - 1) effects of the ongoing freeway construction
 - 2) effects of traffic entering and exiting the freeway to and from hotel
 - 3) no entrance from back alley
 - 4) impact on the flow of traffic on Sepulveda during rush hour
 - c noise impact report
 - 1) noise by those using the swimming pool
 - 2) loud parties
- 2 privacy
 - a back windows overlooking back yards of adjacent homes
- 3 parking
 - a prevent hotel occupants or guests from parking on nearby residential streets
- 4 security
 - a limit the number of days one can stay

Signatures to this report appear on page 2

DESMOND BURNS (310) 837-2717
PETER & JOYCE MUNDLE (310) 836-6950

PRINT NAME

SIGNATURE

STREET ADDRESS

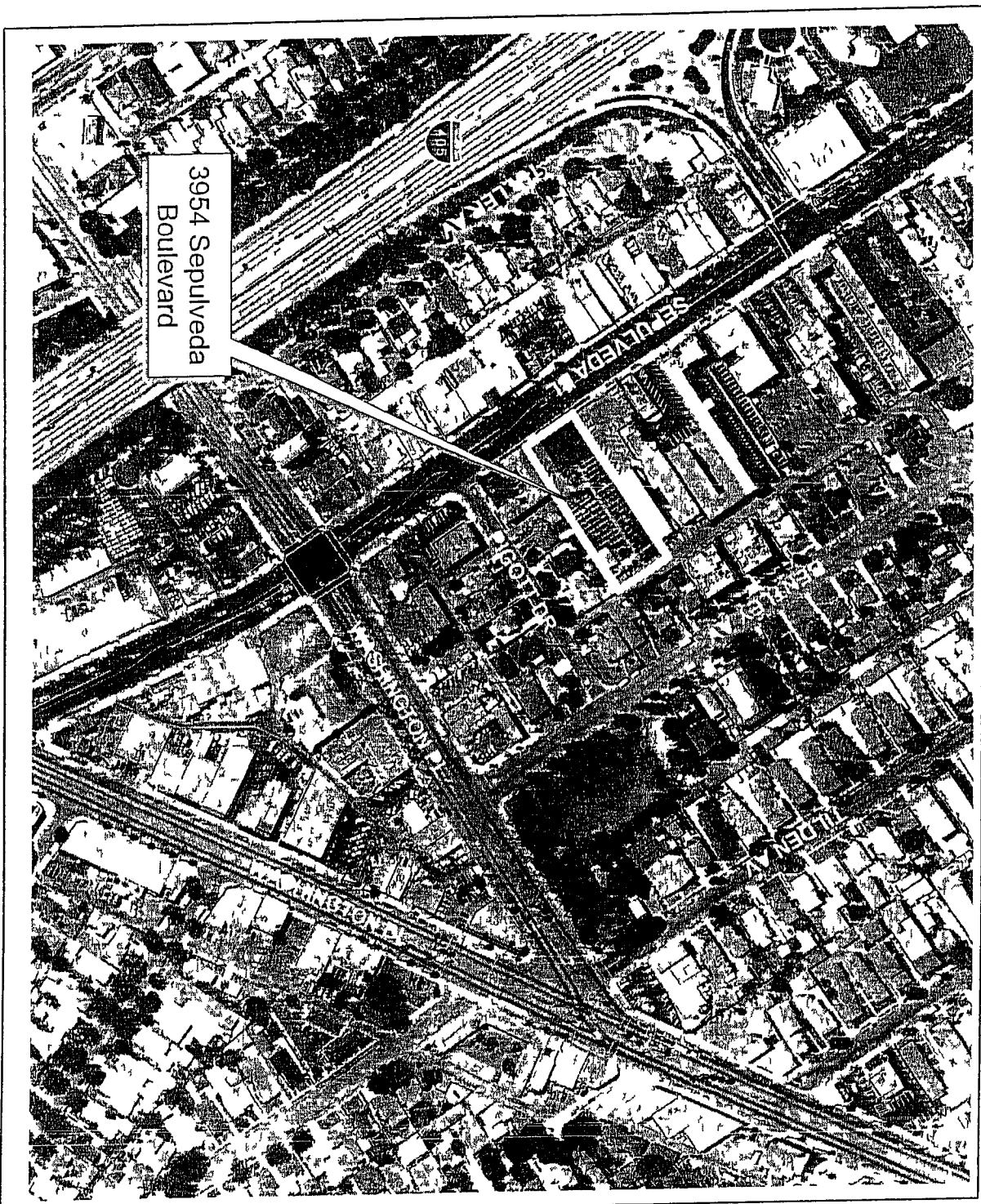
PRINT NAME	SIGNATURE	STREET ADDRESS
Peter Mundle	Peter Mundle	3955 Bentley Ave
Joyce Mundle	Joyce Mundle	3955 Bentley Ave
Jorge Aguilar	Jorge Aguilar	3951 Bentley Ave
Emmanuel Aguilar	Emmanuel Aguilar	3951 Bentley Ave
Harold R Ryne	Harold R Ryne	3901 Bentley Ave
ANNETTE L RYNE	ANNETTE L RYNE	3901 Bentley Ave
Earl S Wilster	Earl S Wilster	3958 Bentley Ave
Evelyn J Wilster	Evelyn J Wilster	3951 Bentley Ave #3
Jutta Hans	Jutta Hans	3833 Bentley Ave
Vicki Pearson	Vicki Pearson	3958 Bentley Ave #7
Joe Eastman	Joe Eastman	3952 Bentley Ave
Scott Willis	Scott Willis	3958 Bentley Ave #2
ERIL & JOHN RICHMOND	ERIL & JOHN RICHMOND	3958 Bentley Ave #1
Michael Richlin	Michael Richlin	3938 Bentley Ave
Desmond Burns	Desmond Burns	3823 BENTLEY AVE
Lisa Laursen	Lisa Laursen	3823 BENTLEY AVE
XINDA/JOHN FIDUAY	XINDA/JOHN FIDUAY	3749 BENTLEY AVE #7
JOHN FIDUAY	JOHN FIDUAY	CALIF, CA 90232
BONNIE D. KUPPLE	BONNIE D. KUPPLE	3749 BENTLEY AVE #7

PAGE 2 CONTINUED

PRINT NAME	SIGNATURE	STREET ADDRESS
Alexandra Bruzese	A. Bruzese	3961 Bentley
JOHN HOAN	John Hoan	3979 Bentley

Hampton Inn & Suites Hotel

63

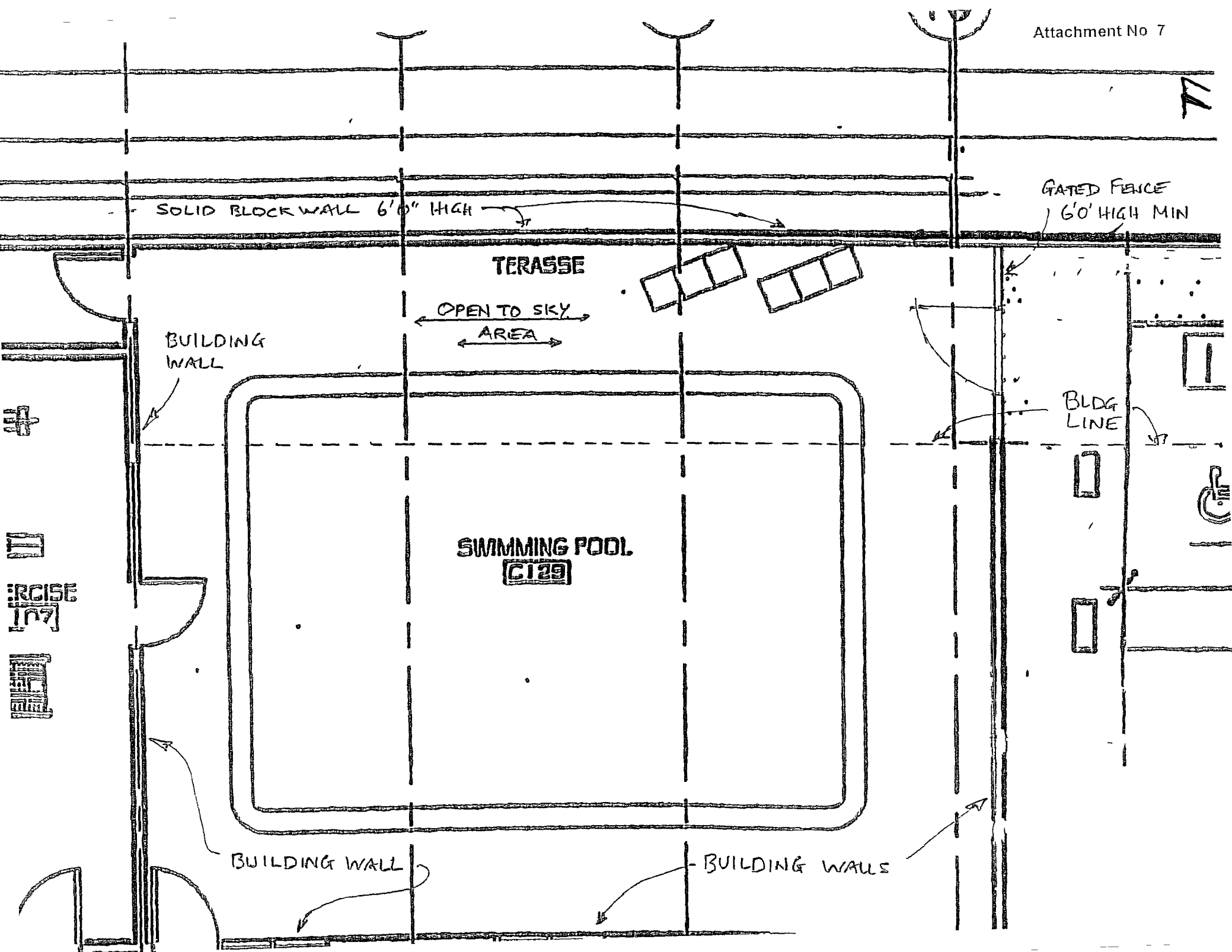


3954
Sepulveda
Boulevard

SPR
P-2004126

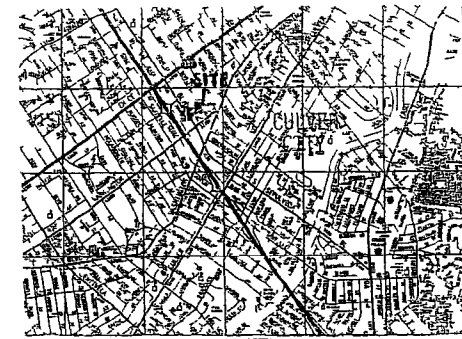
0 1 0 0 1 0 2 Miles





APR 4213-017-026

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
3954 SEPULVEDA BLVD CULVER CITY
PARTITION OF PEDRO TALAMANTES 120 71 ACRE
ALLOTMENT OF THE RAHCHO LA BALLONA
0 68 AC BEING (EX OF ST) SE 100 FT OF LOT 13



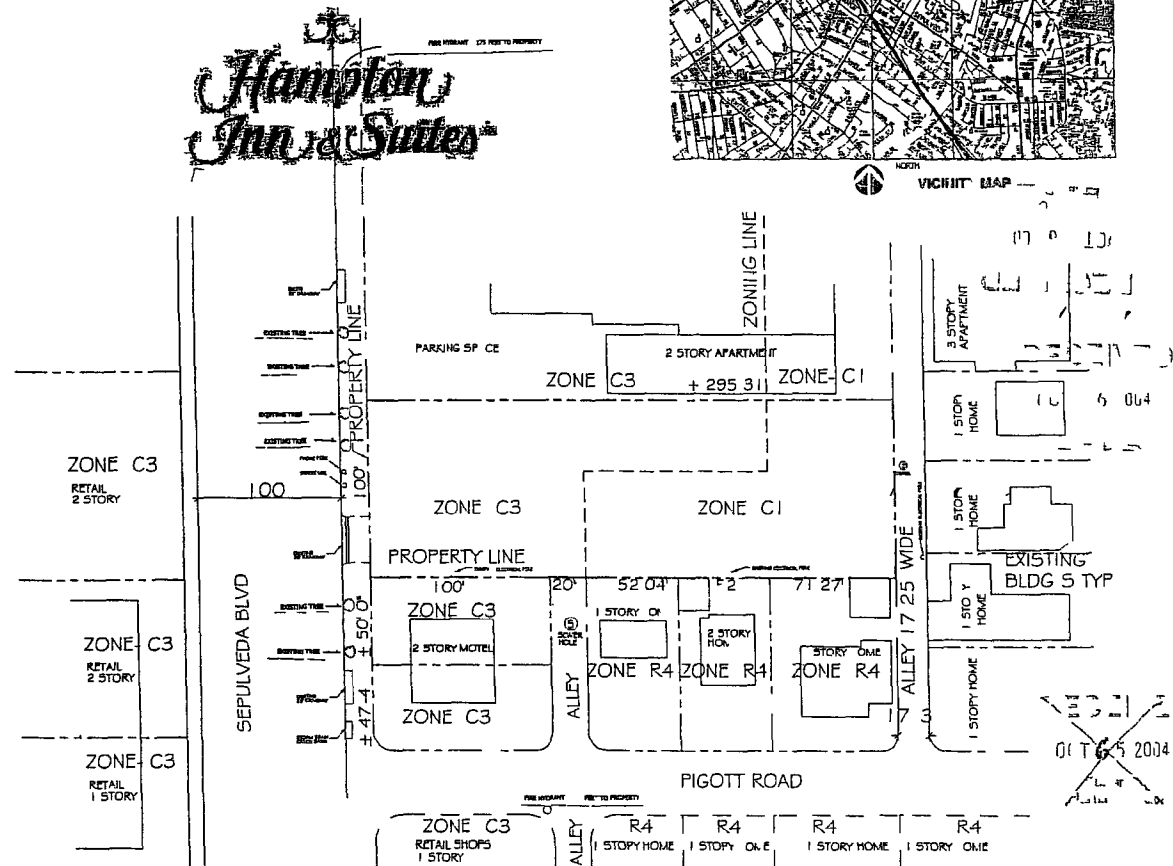
Preliminary Project Requirements

Fire Department Notes

[illegible]

Preliminary Project Requirements

Building Department Notes

[illegible]

SHEET INDEX					
A0	TITLE SHEET	1 OF 9	A2	SECOND FLOOR PLAN	5 OF 9
S1	UNDER GROUND	2 OF 9	A3	THIRD FLOOR PLAN	6 OF 9
S2	SITE PLAN	3 OF 9	A4	FOURTH FLOOR PLAN	7 OF 9
A1	FIRST FLOOR PLAN	4 OF 9	A5	BUILDING ELEVATION	8 OF 9
			A6	SUNING HOTEL PHOTO TYPE	9 OF 9

THE SOUTHEASTERN CO. LOT OF THE
ACRE TRACT LAND THE RANCH A BALLOON THE
CITY OF CU VU CITY ILOTED FE RD 4- NTES
TH PARTITI SW 2ND BY DEGREE 0 11
DRAFT COURT PC SA JUNY C- NO
THERED AS 12 LOT 54 WY B HP LED IN
CAS 10 7 TH FEB 0 RT
O MY

Hampton Inn & Suites
PRELIMINARY PROJECT REVIEW

ASSOCIATED
JEWELL SUIT
DE ME COLORADO CO

ARCHITECTS
PHON (303) 61-53
AX 30

A NEW 75 RM HOTEL, HAMPTON AND SUITES FOR
MR VINNY PATEL
3854 CENTINELA BLVD
CULVER CITY CALIFORNIA

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GIVEN ACJ O

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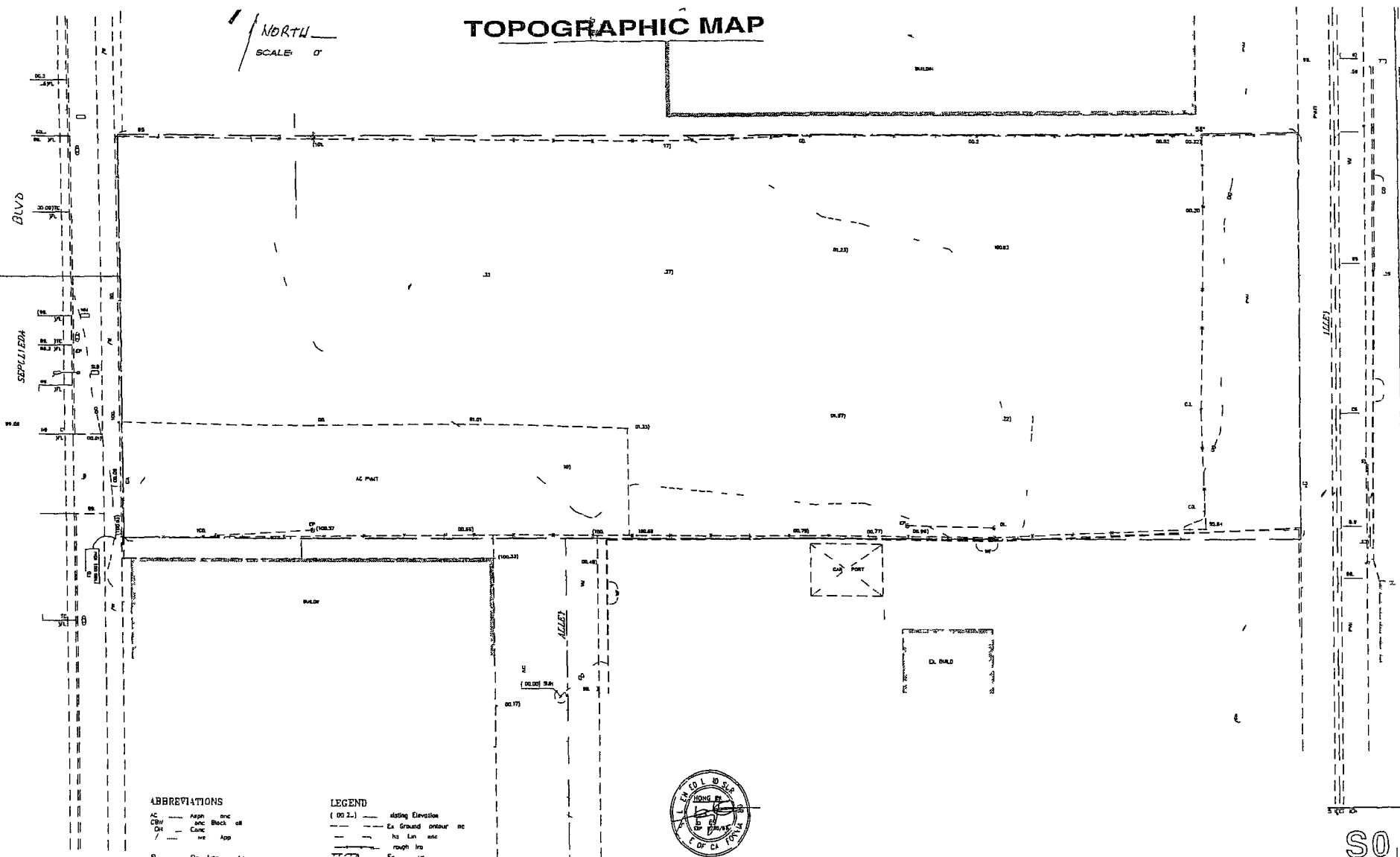
MSML

A0

79

TOPOGRAPHIC MAP

NORTH
SCALE 0'



ABBREVIATIONS

AC --- Acron and
CBW --- and Block off
CH --- Cane App
FL --- Fla Lwa
PMT --- PMT
LB --- Lb
ST --- St
W --- W

LEGEND

(DO 2) --- sloping Elevation
--- Ex Ground surface
--- Ex Lin
--- rough line
--- Ex Lin
--- Ave
--- Park Me



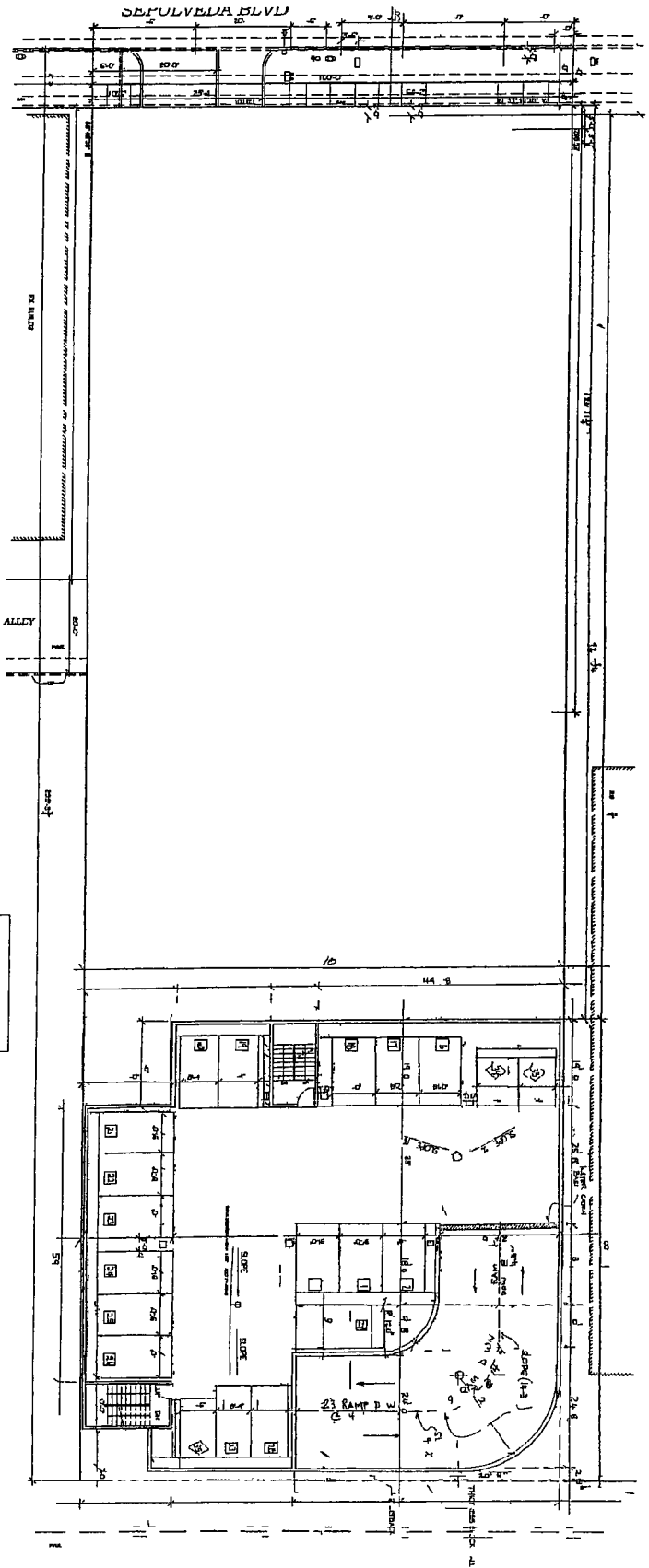
LEGAL DESCRIPTION

PORTION OF LOT OF PORTION OF THE ALLOTMENT OF THE CITY OF CALIFORNIA
THE CITY OF CALIFORNIA
CALIFORNIA

JOB # 0-2-5
TPITECH ASSOCIATES INC

TOPOGRAPHIC MAP

SCALE 0' 1" = 100'
3 SEPULVED BL D

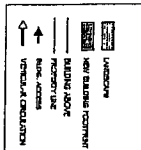


SITE & BUILDING DATA

OWNER	BY
TYPE OF CONSTRUCTION	
FBI	SQUARE FOOTAGE
GROSS SITE AREA	33
LANDING FOOTPRINT	178
ADDITIONAL ROOMS	23
LANDSCAPING	23
EXISTING	
BUILDING SIZE	8100

PARKING DATA

NO. OF SPACES	57 - TOTAL
RECOMMENDED PARKING TOTAL	48 SPACES
RECOMMENDED PARKING TOTAL	34 SPACES
RECOMMENDED PARKING TOTAL	9 SPACES
RECOMMENDED PARKING TOTAL	2 SPACES
RECOMMENDED PARKING TOTAL	5 SPACES
RECOMMENDED PARKING TOTAL	5 SPACES



UNBUILT
NEW BUILDING FOOTPRINT
EXISTING BUILDING
PARKING SPACE
VERTICAL CIRCULATION

3' DIM IN FT

82

71 76

A1

DATE: 12/25/25
 DRAWN: [Signature]
 CHECKED: [Signature]
 PROJECT: MR VINNY PATEL
 3954 SEPULVEDA BLVD
 CULVER CITY, CALIFORNIA

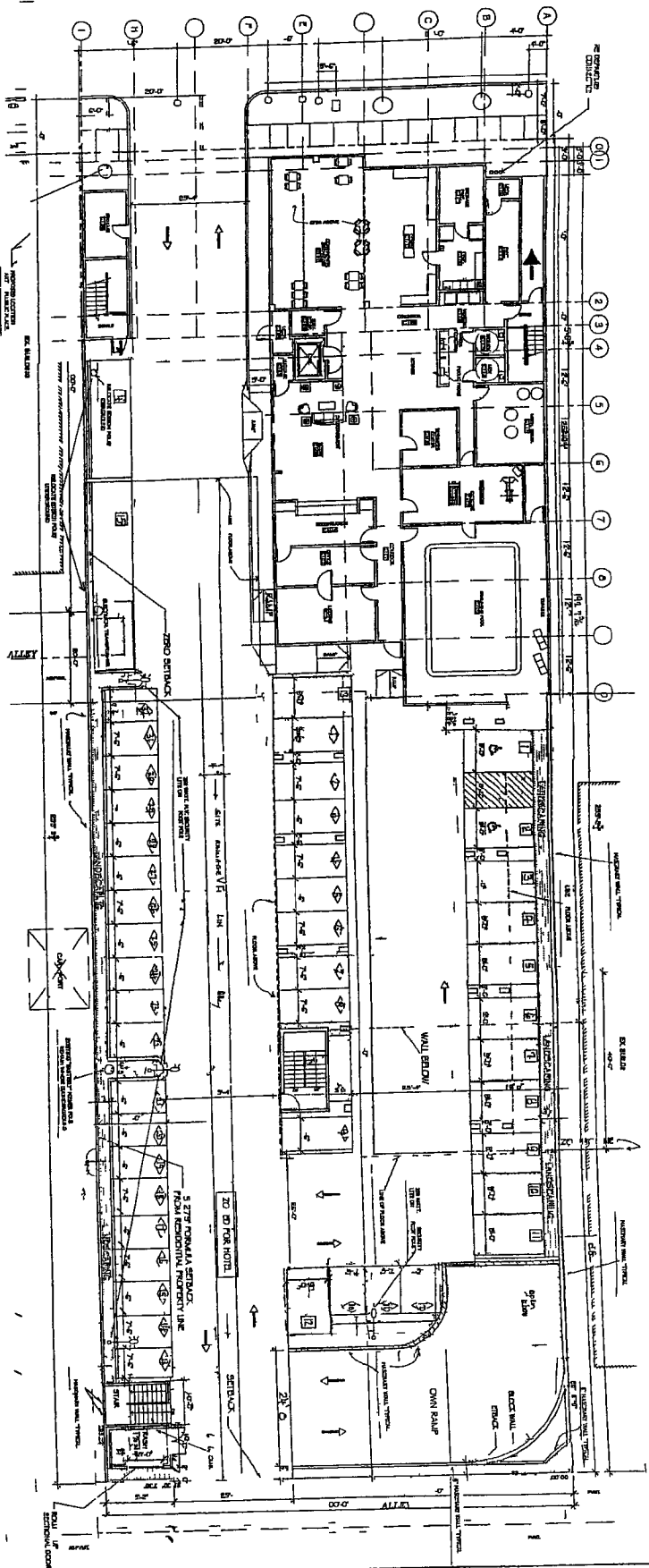
**A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
 MR VINNY PATEL**
 3954 SEPULVEDA BLVD
 CULVER CITY, CALIFORNIA

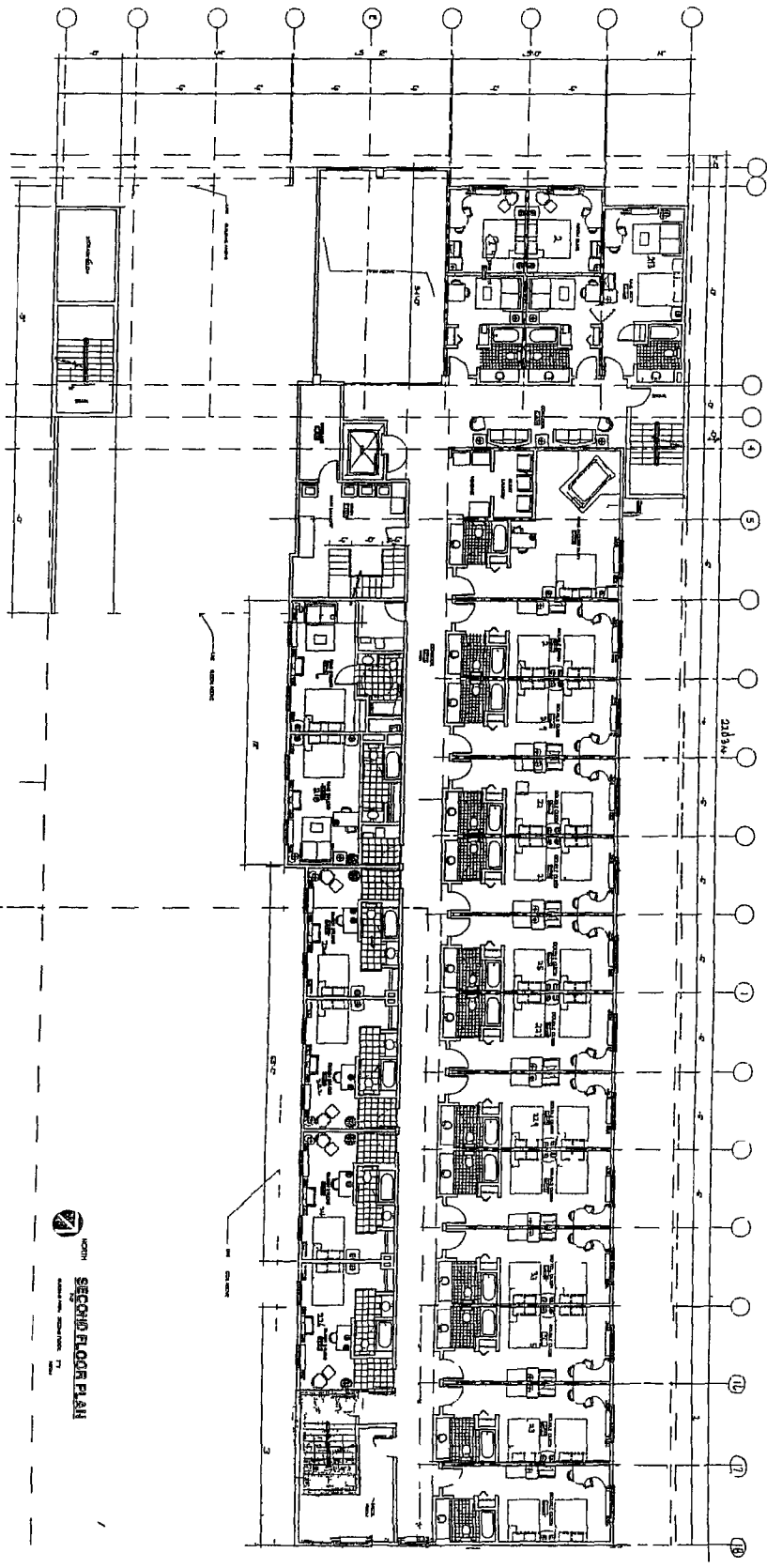
ASSOCIATED ARCHITECTS
 4155 E. CROWN SUITE 1
 DENVER, COLORADO 80231
 PHONE: 303.691.5511
 FAX: 303.691.5011

ROOM DATA				
FLOOR	SUITE FLOOR	RM FLOOR	RM FLOOR	NO. TOTAL
1	1	1	1	25
2	2	2	2	25
3	3	3	3	25
4	4	4	4	25
5	5	5	5	25
6	6	6	6	25
7	7	7	7	25
8	8	8	8	25
9	9	9	9	25
10	10	10	10	25
11	11	11	11	25
12	12	12	12	25
13	13	13	13	25
14	14	14	14	25
15	15	15	15	25
16	16	16	16	25
17	17	17	17	25
18	18	18	18	25
19	19	19	19	25
20	20	20	20	25
21	21	21	21	25
22	22	22	22	25
23	23	23	23	25
24	24	24	24	25
25	25	25	25	25

LEGEND:
 HATCH: UNFINISHED
 HATCH: NEW BUILDING FOOTPRINT
 HATCH: BUILDING ADJACENT
 HATCH: PROPERTY LINE
 HATCH: ROAD ADJACENT
 HATCH: VERTICAL CURBLINE

FIRST FLOOR PLAN

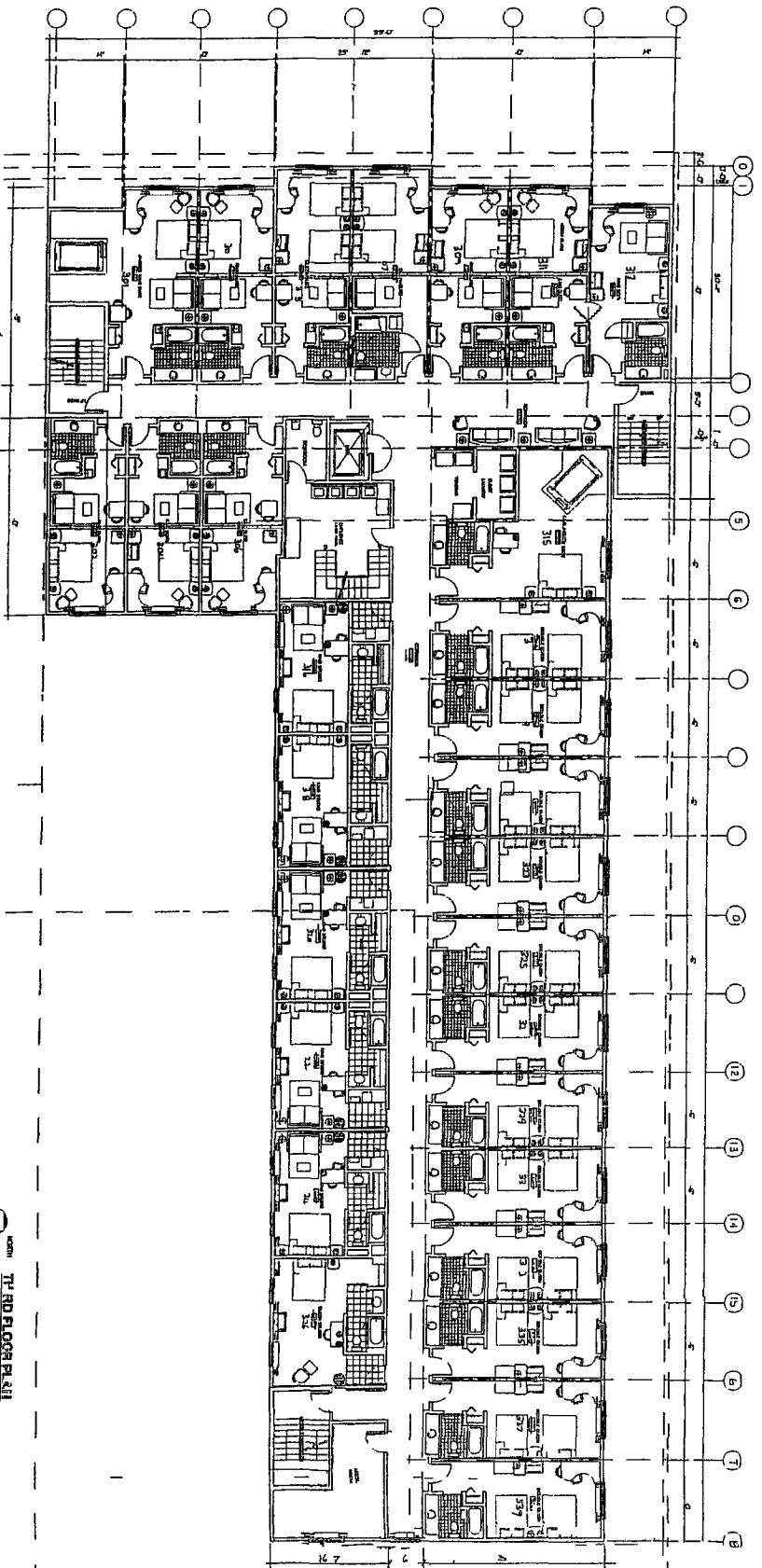




 NORTH
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
 MR VINNY PATEL
 3054 SEPULVEDA BLVD
 CULVER CITY CALIFORNIA

ASSOCIATED
 F. EWELL, UITE
 DENVER, COLORADO 80
 ARCHITECTS
 711 E 53
 AX (30) 5



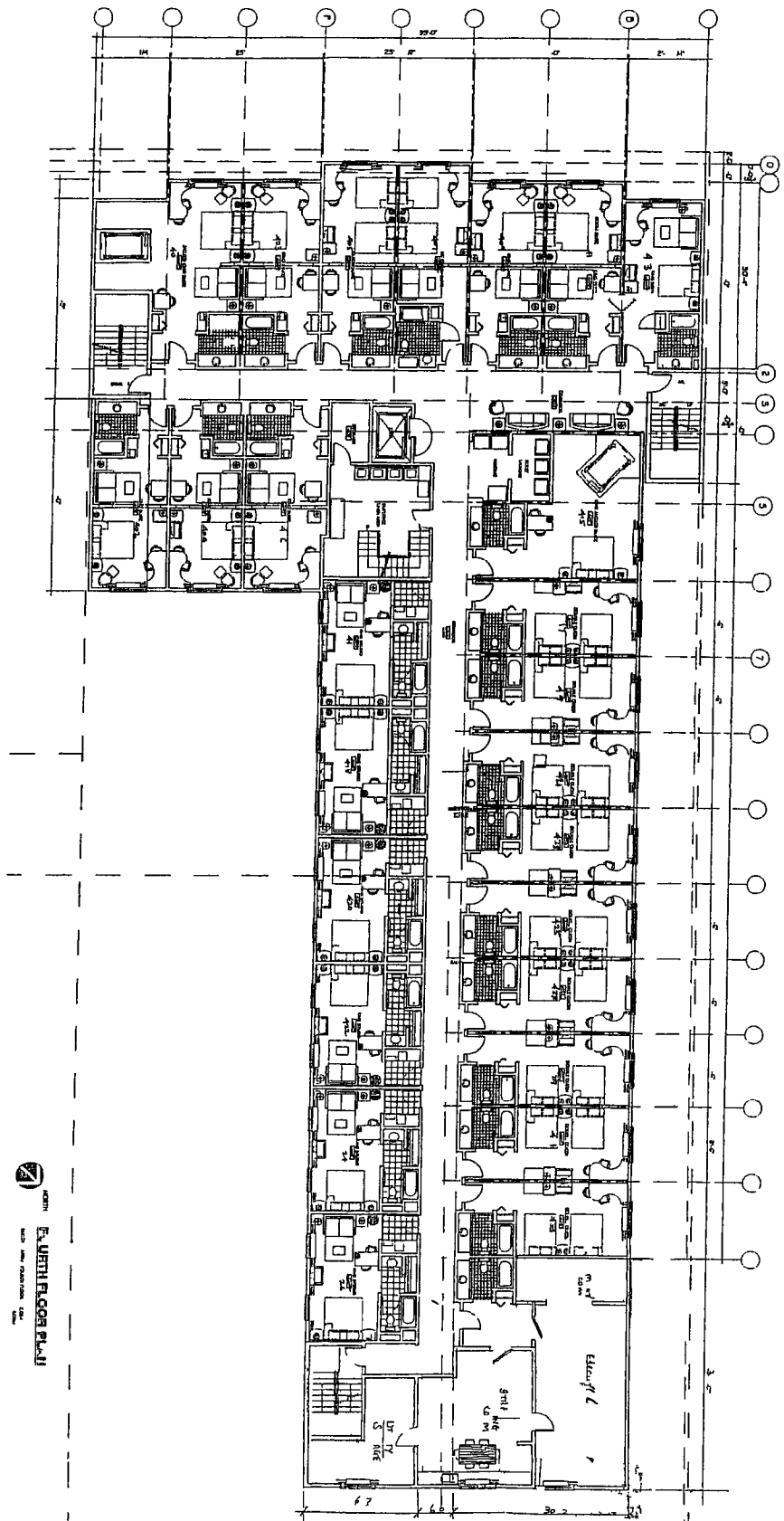
75 RM
75 RM FLOOR PLAN

A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
MR VINNY PATEL
2954 SEPULVEDA BLVD
CULVER CITY CALIFORNIA

ASSOCIATED
55 E. JEWELL, SUITE
DENVER, CO 80202
ARCHITECTS
PH 1016 533
AX

A3

84



6TH FLOOR PLAN

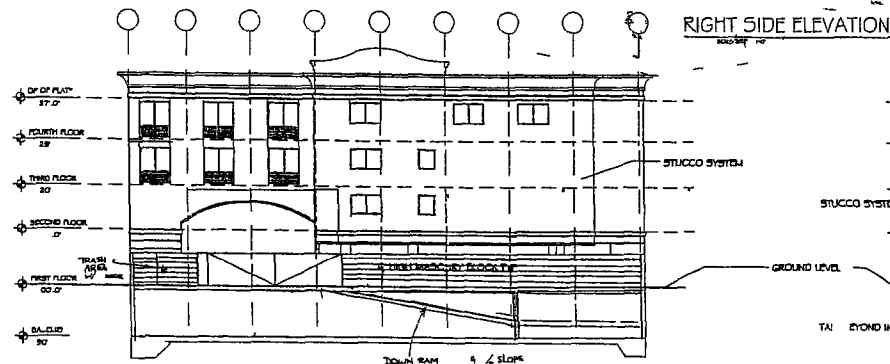
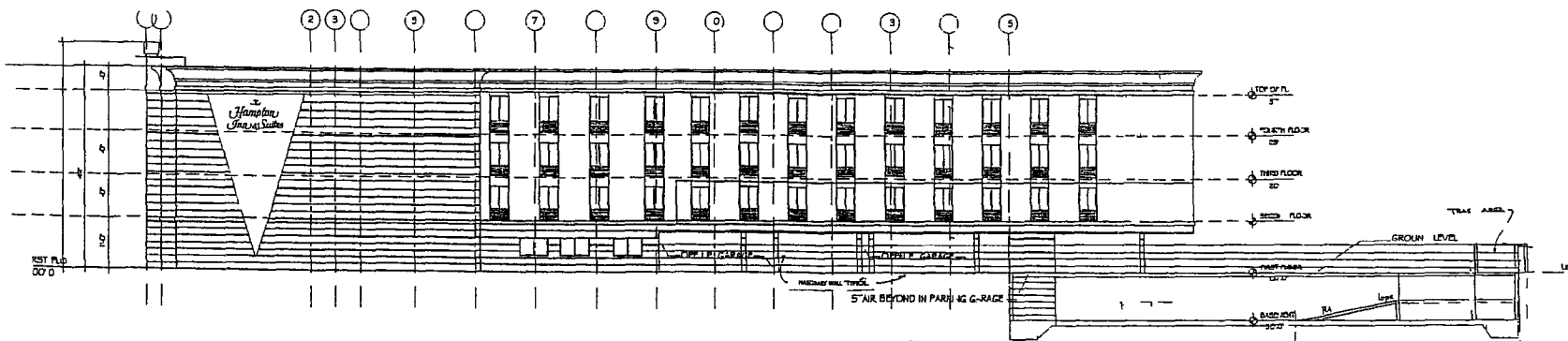
A4

DATE	10/10/00
BY	WJ
CHK'D BY	WJ
IN CHARGE	WJ
REVISION	

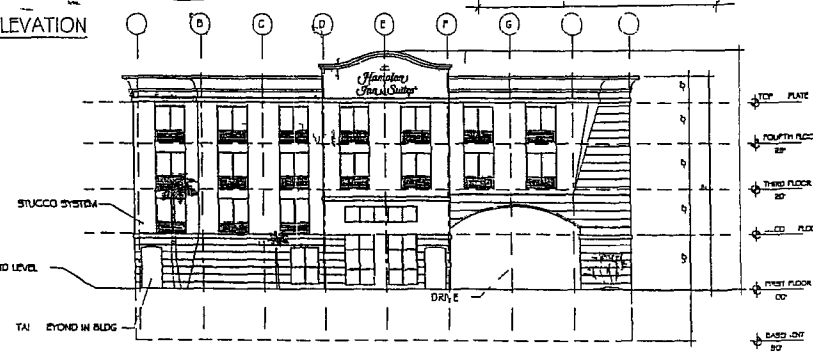
A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
 MR VINNY PATEL
 3914 SEPULVEDA BLVD
 CULVER CITY, CALIFORNIA

ASSOCIATED
 155 E. RIVINGTON ST.
 DE MEYER COLORADO CO.
ARCHITECTS

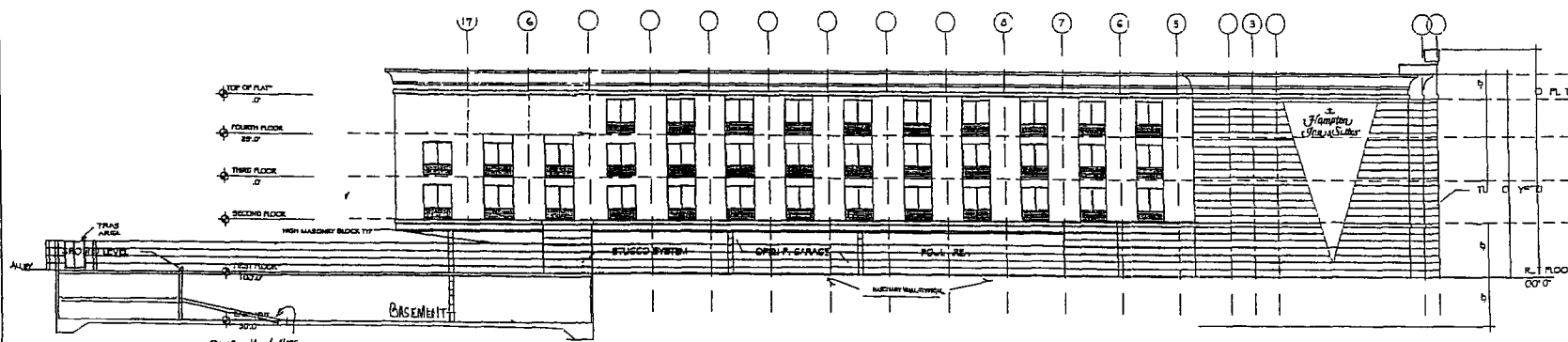
85



REAR ELEVATION
204'-0" x 10'-0"

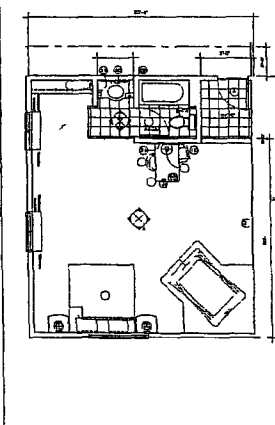
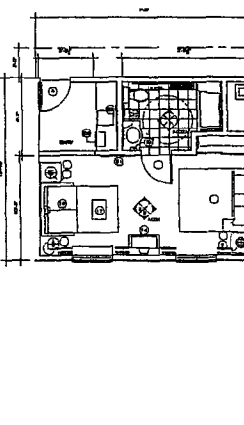
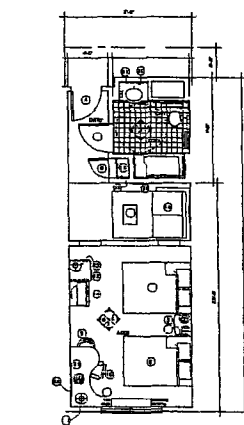
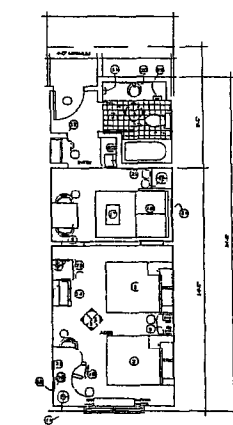
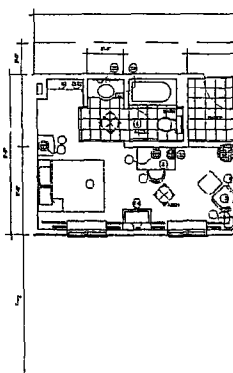
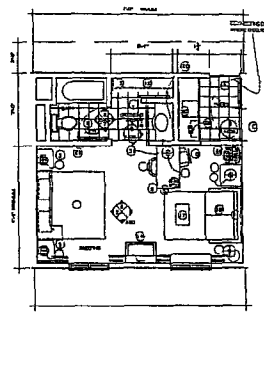
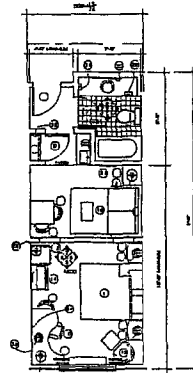
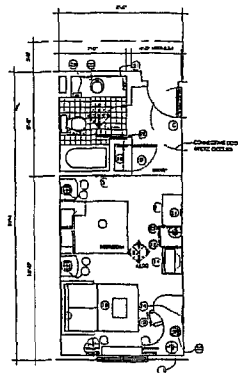
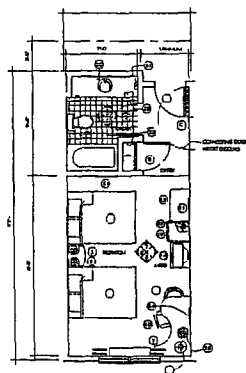


FRONT ELEVATION
204'-0" x 10'-0"



LEFT SIDE ELEVATION
204'-0" x 10'-0"

ASSOCIATED
ARCHITECTS
A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
MR VINNY PATEL
38C. SEPULVEDA BLVD
CULVER CITY CALIFORNIA
A5

[illegible]

NOTES

ADVANCE ROOMS LOCATION PLT LOCATED
INCLUDE TV TELEPHONE OUTLET¹ HALL
HURLED FOR SMALL ROOM BATHROOM
POSSIBLE TO BE USED AND NEW BAGG TO BAGG OUTLET
NOT ALLOWED

LIGHT SWITCHES AND COVERS TO BE RELOCATED
CLOSET DOOR WITH COVER PLATE "COMFORT"
CL. RAMP WITH WORK

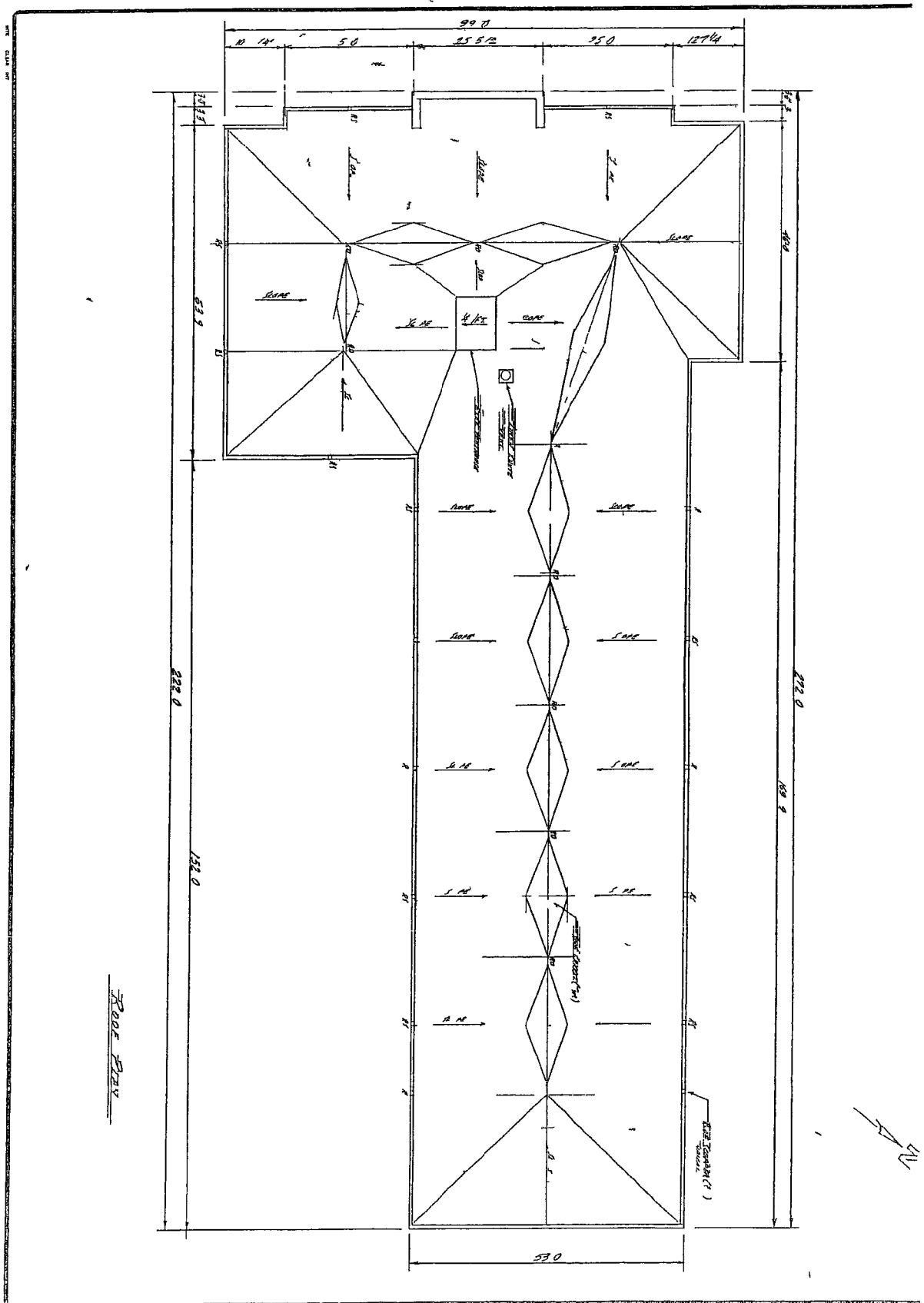
REQUIRED OF ALL SH. SH. OUTLET ETC. TO NOT
BE REQUIRED VETS. SIOLOGICAL SPECIAL SERVICES
LAFET MUST BE TUGGLE TYPE.

ELECTRICAL COUNCILS DESKS ARE TO BE
COORDINATE WITH REMOVED ST. #200
DISPOSABLE OF THE LIGHT OUTLET LAFET MA.
NOT BE REQUIRED

COLORING MOUNTED LIGHT PANELS ALL
CLIENT ROOM BATHS TO E. SH. CHED AREA BY ROOM
LIGHT

YES 16 SQUARE ROOM SHOULD BE EQUIPPED WITH
ONE EACH 100 WATT FLUORESCENT LIGHT
STANDARD STUDIOS AND BOOK SHELVES PROTECT AS
REQUIRED BY A.D.

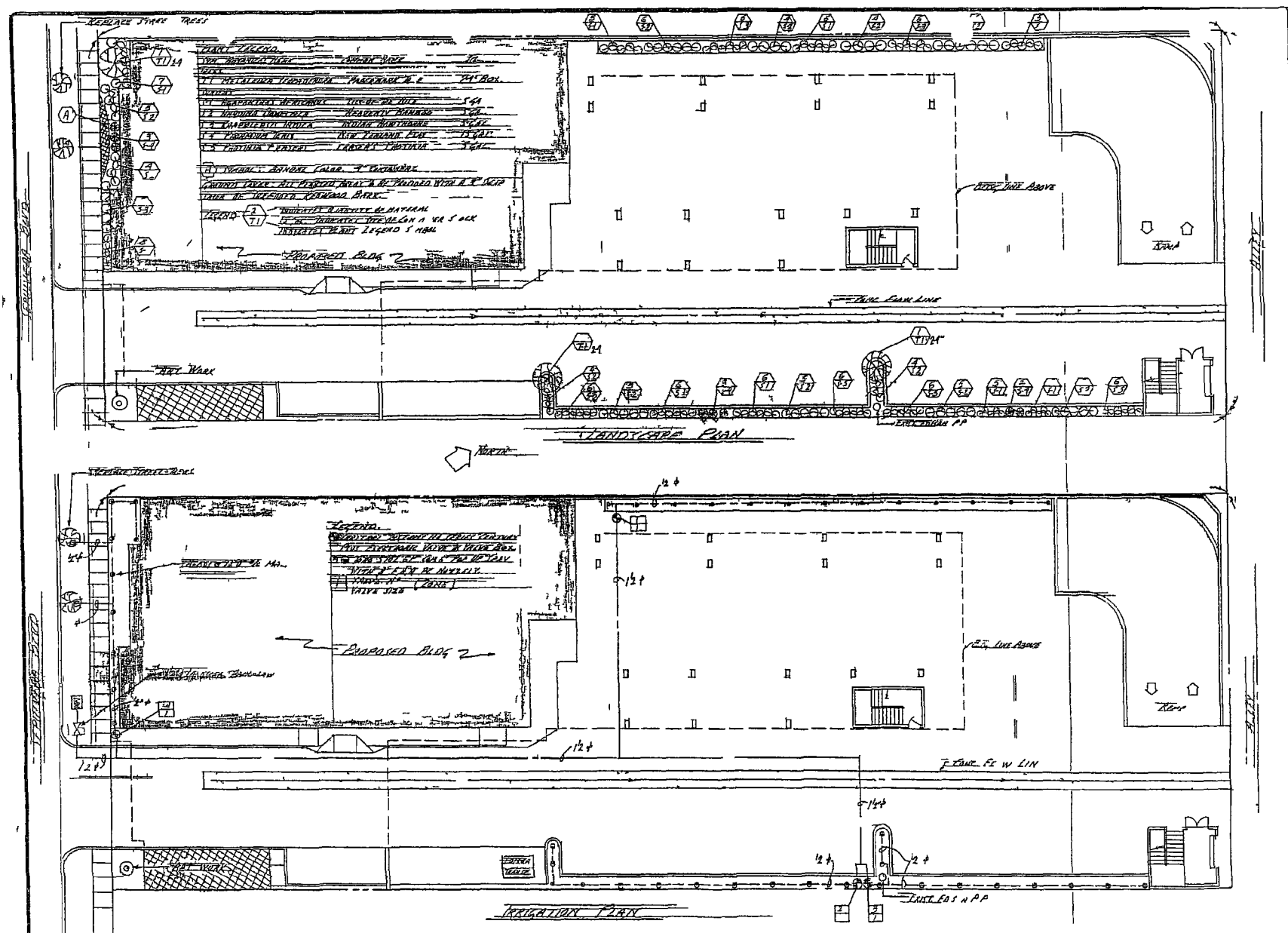
88



A7	0	0	0
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A NEW 60 RM HOTEL HAMPTON INN AND SUITES FOR
 MR VINNY PATEL
 3024 DEPU JLOA BLVD
 CULVER CITY CALIFORNIA

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**A NEW 75 RM HOTEL HAMPTON INN AND SUITES FOR
MR VINNY PATEL**
3654 SEPULVEDA BLVD
CULVER CITY - CALIFORNIA

[illegible]

02
 CM
 10 23 04
 35 70
 ET
 1-1

These Minutes are not official
until approved
by the Planning Commission

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY CALIFORNIA

December 8 2004
7 00 P M
Mike Balkman Council Chambers

MEMBERS PRESENT D Scott Malsin, Chair
 James W Lamm Vice-Chair
 Maureen M Muranaka, Commissioner
 Sheila M Thomas, Commissioner
 Marcus Tiggs, Commissioner

ADVISORY PRESENT Mark Wardlaw, Deputy Community Development Director
 Sherry Jordan, Senior Planner
 Thomas Gorham, Senior Planner
 Alexandra Howard Assistant Planner
 Jose Mendivil, Assistant Planner
 Joseph Montoya, Associate Planner
 Masa Alkire Associate Planner
 Sammy Romo Traffic Engineer
 David McCarthy Deputy City Attorney
 Joe Pannone, Special Counsel
 Bryn Morley, Special Counsel

•

1 Call to Order

Chair Malsin called the meeting to order at 7 03 p m
The Pledge of Allegiance was led by Mr Montoya
Roll Call Tiggs, Muranaka Thomas Lamm Malsin present

•

2 Secretary s Report

Moved by Commissioner Thomas seconded by Commissioner Muranaka and unanimously
approved, to receive and file the Secretary s Report

•

3 Audience Participation

None

•

4 Public Hearing Conditional Use Permit, CUP P-2004129 for Montessori School 5881 Green Valley Circle

Moved by Commissioner Thomas, seconded by Commissioner Tiggs and unanimously approved to receive and file the affidavit of mailing of notices

Chair Malsin declared the Public Hearing open

Ms Jordan presented a brief staff report

Chair Malsin called on speakers who submitted comment cards

Horace Clark, business owner next to the proposed school location expressed concern about noise and containment of the children

Ms Jordan responded that the children will play within a six-foot high wrought iron fence in back of the building

Ms de Silva owner of the school, indicated noise should not be an issue since the children are outside very little and are under close supervision

Chair Malsin called for Commissioners comments

Commissioner Tiggs

- A significantly better location in terms of traffic circulation parking space, and safety

Chair Malsin

- He was very pleased that Ms de Silva found another location in Culver City
- The building is in a very safe location and the school should have a very good future there

Commissioner Thomas

- Requested that Item No 15 in the proposed resolution be broken into two sentences for clarification

Moved by Vice-Chair Lamm seconded by Commissioner Thomas and unanimously carried 5-0 that the Planning Commission approve Conditional Use Permit CUP No P-2004129 and the related development plans subject to the recommended Conditions of Approval as presented in Resolution No 2004-P013 as amended

5 Public Hearing Site Plan Review, SPR P-2004126 for Hampton Inn and Suites 3954 Sepulveda Boulevard

Moved by Vice-Chair Lamm seconded by Commissioner Muranaka and unanimously carried to receive and file the affidavit of mailing of notices

Mr Mendivil presented a brief staff report and outlined a few of the Conditions of Approval which will address some of the concerns expressed by surrounding residents

Chair Malsin declared the Public Hearing open and invited the applicant to speak

Vinny Patel commended staff for bringing items to their attention during the design stage, saying this enabled them to be addressed as well as some of the issues raised by surrounding neighbors in a satisfactory and timely fashion. He indicated they are in agreement to each of the 66 conditions of approval.

Chair Malsin called on speakers who submitted comment cards.

Janice Jung, representing the owner of 3958 Sepulveda Blvd, indicated a portion of the building will block out light to their guest rooms and requested the building be placed back five feet.

Desmond Burns and E. Fischer expressed concern that the neighborhood is already saturated with hotels and motels and another hotel in the area will have a negative impact on surrounding residents, causing increased traffic, parking problems, construction noise, air pollution, blockage of light, and loss of privacy. Mr. Burns suggested an eight-foot wall be required to address privacy issues and, if the City is convinced there is no reason for residents to be concerned about negative traffic impacts, a traffic study should be performed to provide that assurance.

Moved by Commissioner Tiggs, seconded by Commissioner Thomas and unanimously approved to close the Public Hearing.

Chair Malsin requested staff's response to the public comments.

Mr. Mendivil

- The building can have a zero setback in the area of Ms. Jung's concern*
- The General Plan policy encourages development of hotels and motels near the freeway entrance on Sepulveda Boulevard*
- The eight-foot high wall is within code and could be conditioned*
- The traffic impacts are not considered significant according to calculations for a hotel this size*

Chair Malsin requested Commissioners' comments.

Commissioner Thomas

- Requested staff elaborate on what is meant by an insignificant traffic impact for the benefit of the public.
- As part of the City's planning regulations, consideration should be given to setting thresholds to address the issue of over saturation of similar types of developments in a concentrated area.

- Requested staff to create a map that identifies parking and traffic problem areas of the city so projects developed in areas already overburdened can be given special consideration in terms of review and approval
- Hampton Suites are high-quality in terms of their character and name recognition and are more likely to attract a clientele that would not create the kinds of disturbances the neighbors are concerned about
- There are potential solutions to address some of the neighbors concerns that might be added to the conditions of approval for this particular project
- Recommended inserting a condition directing that all workers be provided on-site parking during construction
- In terms of views and privacy, consideration should be given to something like wing wall projections that do not block the view of the entire window but only the angle, creating a sense of privacy for neighbors and providing a distance view for hotel patrons
- A landscape buffer strip planted with screening vegetation might also be considered along the entire south property line

Vice-Chair Lamm

- Although fully aware of the traffic issues, believes the project has the potential to improve the area rather than make it worse
- Vegetation would provide a more aesthetic screen for both residents and patrons than architectural screening

Chair Malsin

- Why are only 42 parking spaces being required for a 77-room hotel?
- It is unfortunate that traffic studies cannot take into account existing traffic
- The neighborhood is in transition and the Commission will attempt to lessen the impacts to surrounding homes as best it can
- The renovation of properties in Culver City comes at a price because the more appealing the shopping and housing becomes the more traffic is going to be generated
- The City would do a great service to its residents by incorporating a mechanism to more effectively consider the development of significant projects in areas already beyond the breaking point in terms of traffic
- The idea of 360° architecture should start to be incorporated by encouraging developers to design with sensitivity to the view neighbors behind their properties will experience
- The applicant might attempt to accommodate some of the larger cars being driven by replacing a few of the compact car spaces with regular-sized parking spaces

Commissioner Muranaka

- A Public Hearing is not the appropriate forum to address the City's general policy which encourages this type of development close to freeway locations
- The project is consistent with code requirements

Commissioner Tiggs

- The project is a valid use in this zone and will generate revenue for the City

- Although the neighbors concerns are well taken, he has to defer to the Mitigated Negative Declaration which indicates the additional traffic generated is not significant

Mr. Romo, Mr. Mendivil, Ms. Jordan, and Mr. Wardlaw responded as follows

- *The term "significant impact" comes from the review of the Institute of Transportation Engineer's Trip Generation Manual which is based on surveys of similar projects. The ITE manual projects that trip generations for a hotel with a comparable number of units would be approximately 47 p.m. peak hour and 43 a.m. peak hour trips. This amount is below the City's established threshold of 50 trips which may trigger the requirement of a traffic study.*
- *Based on the Zoning Code and previous parking ratio studies for various uses that take into account employees as well as patrons, it has been determined that a hotel requires one-half parking space for each room.*
- *Inserting a condition indicating construction workers cannot park on adjacent residential streets will assist enforcement of that requirement.*
- *As the City has evolved, a series of standards and policies have been developed in an attempt to balance and mitigate the impacts of commercial development on surrounding residential neighborhoods. In this particular case, current policy indicates a traffic study is not required because the project is below a certain threshold, is relatively compatible with the surrounding area, and will produce relatively small-scale traffic/parking impacts. Had staff determined this particular project and site required a traffic study, one would certainly have been required.*

Moved by Commissioner Thomas, seconded by Commissioner Muranaka and unanimously carried to approve the Mitigated Negative Declaration and the Site Plan Review for Site Plan Review No. P-2004126 with Conditions of Approval as amended

•

6 Public Hearing Conditional Use Permit, CUP P-2004125 for shared parking for the University of Phoenix 200 and 301 Corporate Pointe

Mr. Montoya presented the staff report and indicated the applicant would like to address the Commission regarding a component of Condition No. 6-A of the Resolution. He stated staff has reviewed this concern but did not eliminate it, believing it adheres to policy set by the Commission and City Council to promote Culver City businesses.

Chair Malsin declared the Public Hearing open and called on speakers who submitted comment cards.

Harland Lindholm representing the applicant indicated they are unsure how to incorporate the bidding provision requirement in Condition No. 6-A into their standardized process for tenant improvements.

Moved by Commissioner Tiggs seconded by Commissioner Thomas and unanimously carried, to receive and file the correspondence.

- The area around the Julian Dixon Library would be an appropriate setting for rest stop development
 - The greening of the creek would be very desirable to businesses in the area, making their environment much nicer
 - The prohibition of trail entrances from private residential properties abutting the creek might be tailored more specifically so as to not preclude all residential access
 - Ballona Creek is being fixated on too much in the Open Space Zoning Code Amendment and, although it deserves much attention, the ramifications of this amendment will be significant to people throughout the community, so every effort should be made to ensure that issues related to the City's other parks are not neglected
 - In contemplation of the three sets of meetings and public hearings in the comprehensive plans, it would be in the best interest of the community if Planning Commission consideration comes after the Parks Commission
-

10 Other Business

Mr. Wardlaw provided a report on the status of the Redevelopment Agency projects and advised the Commissioners of their upcoming meetings and agenda items

•

11 Adjournment

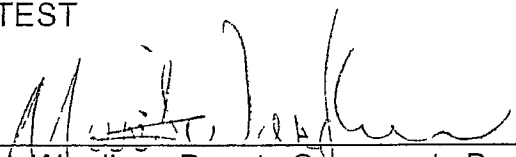
Chair Malsin requested the meeting be adjourned in memory of Reserve Police Officer Tim Giarrappa

Commissioner Thomas moved, seconded by Commissioner Tiggs, to adjourn the meeting at 11:20 p.m. to January 12, 2005 at 7:00 p.m. in the Mike Balkman Council Chambers at City Hall. The motion carried unanimously.



D. SCOTT MALSIN, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

ATTEST



Mark Wardlaw, Deputy Community Development Director

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET MS # 16
LOS ANGELES CA 90012 3606
PHONE (213) 897 3747
FAX (213) 897 1337

RECEIVED

MAR 07 2005

Culver City
Planning DivisionFlex your power!
Be energy efficient!

IGR/CEQA No 050242AL MND
SPR P-2004126
Hampton Inn and Suites Hotel
Vic LA-405 / PM 27 6

March 4, 2005

Mr Jose Mendivil, Associate Planner
Planning Division
City of Culver City
9770 Culver Blvd
Culver City, CA 90232

Dear Mr Mendivil

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to construct a 4-story, 77-room hotel on a vacant lot.

The project site is close to SR-405 NB Venice/Washington on/off ramps and the project will generate up to 55 vehicle trips during the weekend peak hours. A traffic impact on the State facilities is anticipated.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, a traffic study should be prepared. We wish to refer the project's traffic consultant to our traffic study guideline Website.

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tsguide.pdf>

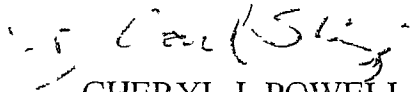
and we list here some elements of what we generally are expecting in the traffic study:

1. Traffic impacts on State Routes 405, on/off ramps and all significantly impacted streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to year 2025.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

ATTACHMENT NO 9

If you have any questions please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No 050242AL

Sincerely


CHERYL J POWELL
IGR/CEQA Branch Chief

Meeting Date 03/28/05		Item Number _____	
AGENDA ITEM Appeal of the Planning Commission's Adoption of a Mitigated Negative Declaration for the Hampton Inn and Suites Development, Located at 3954 Sepulveda Boulevard			
Contact Person/Dept Jose Mendivil		Phone Number (310) 253-5757	
Fiscal Impact Yes ☒ No ☐		General Fund Yes ☒ No ☐	
Public Hearing - ☐		Action Item ☒	Attachments ☒
Public Notification Notices were mailed on March 7, 2005 to all property owners and occupants within a 300 foot radius of the site, extended to end of city block, on March 7, 2005, the site was posted, courtesy notices were mailed on March 7, 2005, to the City Council, Planning Commission, Cultural Affairs Commission, Culver City Homeowners Association, Culver City Chamber of Commerce, CAO, and Department Heads, Master Notification List e-mailed by the ACAO's office			
Department Approval Susan Evans 3/17/05		CAO Approval	
City Controller Approval			

RECOMMENDATION

That the City Council deny the appeal and uphold the Planning Commission's December 8, 2004 finding of a Mitigated Negative Declaration that was adopted in conjunction with the approval of Site Plan Review, SPR P-2004126, that allows the construction of a 4-story, 77-room, 35,104-square foot Hampton Inn and Suites Hotel at 3954 Sepulveda Boulevard

BACKGROUND

On December 8 2004, the Planning Commission approved a Site Plan Review to construct on a vacant lot, a 4-story, 77-room, 35,104 square foot Hampton Inn and Suites Hotel with some subterranean parking For a full background on the Planning Commission action refer to Attachment No 7 which contains the staff report and all attachments except the Mitigated Negative Declaration (MND) The MND is included as Attachment No 4 the minute excerpts for the December 8 2004 Planning Commission meeting are included in Attachment No 8

In conjunction with the Site Plan Review approval and pursuant to the California Environmental Quality Act (CEQA) guidelines, the Commission adopted an MND after finding that the proposed hotel project will require mitigation measures to reduce certain impacts on the environment

City of Culver City, California
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CEQA allows a local agency (the City of Culver City) to adopt an MND after preparation of an initial environmental study identifies potentially significant effects on the environment. The following must occur in order for the MND to be approved:

- Revisions are adopted as part of the project approval that mitigate the effects to a point where clearly no significant effect on the environment would occur, and,
- There is no substantial evidence, in light of the whole record before the public agency, that the revised project may have a significant effect on the environment.

A significant effect on the environment can be viewed as non-compliance with an identifiable quantitative, or qualitative, or performance level of a particular environmental effect. Compliance with that identifiable level results in an effect on the environment that is less than significant. Revisions (or mitigations) of a project can reduce effects (sometimes referred to as "impacts") to a point where the effect is considered to be compliant with an identifiable level.

In the case of the hotel project, several revisions (or mitigations), needed to lessen potential effects to a level of insignificance, were identified. These mitigations clearly reduce potential effects on the environment. Had staff or the Planning Commission determined that no mitigations could be identified that clearly reduce effects to a less than significant level, a more in-depth environmental analysis, an Environmental Impact Report (EIR), would have been required. An EIR identifies one or more of the following: significant environmental effects, potential mitigations, effects that cannot be reduced to a level of insignificance, and potential alternatives to a development as proposed (including no development on the project site).

The mitigation measures that were approved with the adoption of the MND are included in the MND and the Planning Commission resolution approving the Site Plan Review (Attachment No. 6). A summary of these mitigation measures includes the following:

- Installation of an obstruction along Sepulveda Boulevard that prevents left turn movements into or out of the project site and installation of a right turn only sign at the project's driveway accessing Sepulveda Boulevard.
- Restriction of access to the alley located along the project's easterly boundary to emergency vehicles only.

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- Removal of all graffiti on a continuous basis within forty-eight (48) hours after application of the graffiti,
- Daily litter removal from the project site's parking areas and adjacent public sidewalks, weekly removal of all debris from the portion of the alley at the rear that abuts the project site, and maintenance of all landscaped areas,
- Installation of privacy coverings such as shades, draperies, or blinds to cover all windows and routine maintenance of exterior windows and walls,
- Proper, non-obtrusive, security illumination of the exterior of the property, including the parking area and adjacent public sidewalks,
- Installation of on-site directional signs to ensure emergency personnel can find guest rooms in a timely manner, and,
- Installation and maintenance of a lockable trash enclosure

In addition to these mitigations, the Planning Commission required the applicant to provide construction workers and contractors the ability to park on-site, plant trees along the site's south and east property lines in order to further screen both hotel patrons and surrounding residences from each other and construct an eight-foot high perimeter wall along the east and south property lines

On January 11, 2005, Emily Fisher (the 'appellant') filed an appeal on the adoption of the MND following a discussion with staff regarding alternative types of appeal. The appellant was informed that if she appealed only the CEQA determination, and not the Site Plan Review, the Council could only consider the adoption of the MND and not the merits of the Site Plan Review. The appellant decided to challenge just the MND. No appeals were filed for the Site Plan Review. The Site Plan Review resolution (Attachment No. 6) and the Planning Commission staff report for the Site Plan Review (Attachment No. 7) are presented in this agenda report for information purposes only.

DISCUSSION

The appellant claims the MND was inadequate and requests that the adoption of the MND, as presented to the Planning Commission, be overturned and that a more in-depth environmental analysis be conducted. The appellant's January 11, 2005 appeal letter is included as Attachment No. 2. The appellant's argument includes

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issues related to traffic, pollution and aesthetics/noise/massing Attachment No 3 is a summary of the appellant's issues and staff's response

On March 7, 2005 the Planning Division received from the California Department of Transportation (Caltrans) a written response to the public notice for this appeal meeting (Attachment No 9) Caltrans' response states that they anticipate the project will have a traffic impact on the 405 Freeway and they request a traffic study be prepared After review of their request and the anticipated vehicle trip generation (Attachment No 5), the City's Traffic Engineer and Planning Staff determined that a traffic study is not warranted The amount of trips the project will generate is small enough that its contribution to the total number of trips on the 405 Freeway is not significant Further, the project does not abut Caltrans right-of-way and no encroachment permit is required Staff does not recommend a traffic study be done

FISCAL ANALYSIS

There is no immediate fiscal impact resulting from this item However, during the appeal process the Site Plan Review is on hold and no construction can occur If the Council determines that the impacts of the project are potentially significant (regardless of the mitigations included in the MND) and that an EIR should have been prepared, the Site Plan Review would no longer be in effect Should the project applicant then choose to proceed with the project, an EIR would have to be prepared and the EIR and Site Plan Review be acted upon by the Planning Commission A delay in the project could result in the project not being built If this is the case, any potential increase in City revenues from the development of the vacant lot will not occur

CONCLUSION

The appellant argues that the project poses a significant threat to the health and welfare of local residents, thereby reducing the quality of life in the vicinity of the project site Staff concludes that the project does not pose such a threat It complies with the General Plan and Zoning Code and the Site Plan Review conditions of approval and mitigations identified in the MND reduce potential impacts to a level of insignificance Moreover, staff concludes that the blighted, vacant lot is more of a negative impact on the community than a developed, economically functioning property and that the MND sufficiently addresses the potential environmental impacts associated with the hotel and no further environmental analysis is required

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ATTACHMENTS

- 1 Draft City Council Resolution No ___ Denying the Appeal and Upholding the Planning Commission's Adoption of the Mitigated Negative Declaration (MND)
- 2 Appellant's January 11, 2005, appeal letter
- 3 Summary of Appellant's Argument and Staff Response
- 4 Mitigated Negative Declaration (MND)
- 5 Interdepartmental Memorandum Regarding Trip Generation
- 6 December 8, 2004 Planning Commission Resolution No 2004-P014 Approving Site Plan Review, SPR P-2004126
- 7 December 8, 2004, Planning Commission Staff Report with attachments except the MND
- 8 Minute excerpts for the December 8, 2004, Planning Commission meeting
- 9 Caltrans Letter

MOTION

That the City Council

Adopt Resolution No 2005-R denying the appeal and adopt the Planning Commission's Mitigated Negative Declaration for the Hampton Inn and Suites development at 3954 Sepulveda Boulevard

OR,

Request that the applicant conduct a traffic study that at minimum reviews the project's impacts on the 405 Freeway and instruct staff to re-analyze the MND based on this traffic study

OR,

Overturn the Planning Commission's adoption of a Mitigated Negative Declaration for the Hampton Inn and Suites development and request an Environmental Impact Report be prepared for review prior to the effective date of the Site Plan Review

REGULAR MEETING OF THE
CITY COUNCIL, CITY OF CULVER CITY,
CALIFORNIA

March 28, 2005
6 00 P M

Call to Order & Roll Call

The meeting of the City Council was called to order at 6 00
P M

Present Mayor Steven Rose
Vice Mayor Albert Vera
Councilmember Alan Corlin
Councilmember Carol Gross
Councilmember Gary Silbiger

o0o

Closed Session

The City Council will adjourn to Closed Session to discuss
the following items

- 1 Meet with City's Labor Negotiator
Negotiator John "Jack" Hoffman
Re Status of Firefighter & Fire Management
Negotiations
Pursuant to Government Code Section 54957 6
- 2 Meet with Legal Counsel Regarding Pending Litigation
Re Solomon/Vela v City of Culver City
Case No LASC BC 289116
Pursuant to Government Code Section 54956 9(a)
- 3 Conference with Legal Counsel - Anticipated Litigation
Re Significant Exposure to Litigation (1 Item)
Pursuant to Government Code Section 54956 9(b) (1)

o0o

March 28, 2005

Public Comment
(continued)

Melanie Butts, resident of the Adobe Grande complex,
speaking against the recently installed parking meters in
the Fox Hills area

o0o

**Legislation and League of California Cities Priority Focus
Bulletin, Issues #10 and #11 dated March 11 & 18, 2005**

Shelly Chagnon, Senior Management Analyst, reported on
highlights from the bulletins

o0o

Public Hearing

Item PH 1

**Appeal of the Planning Commission's Adoption of a Mitigated
Negative Declaration for the Hampton Inn and Suites
Development, Located at 3954 Sepulveda Boulevard**

Mayor Rose called for a staff report

Jose Mendivil, Assistant Planner, gave the staff report
Murray Kane, Special Counsel, reviewed points included the
appeal

Mayor Rose invited public participation

The following members of the audience addressed the City
Council

Dr Laura Lake
Emily Fisher, appellant
Vicki Pearlson
Scott Willis
Peter Mundle
John Findlay
Vinny Patel, applicant
Bonnie Donovan-Koepple

March 28, 2005

Item PH 1
(continued)

Christopher Armenta, City Clerk read written comments
submitted by the following

Gregory John
Kris Vosburgh
Esmeralda Aguilar
Jorge Aguilar
John Horn
Raul R Gonzalez, Esq
Baber Rehman
Khansa Baber
Annette & Hal Ryne

Jose Mendivil responded to speakers' comments

MOVED BY COUNCILMEMBER GROSS, SECONDED BY COUNCILMEMBER
VERA AND UNANIMOUSLY CARRIED, THAT THE HEARING BE CLOSED

Discussion ensued regarding traffic mitigation efforts for
Bentley Avenue, which borders the project, and estimates
for traffic trips and parking spaces for the proposed
hotel

Following discussion, the following motion was made

MOVED BY COUNCILMEMBER CORLIN AND SECONDED BY COUNCILMEMBER
GROSS, THAT THE CITY COUNCIL SEND THIS ITEM BACK TO STAFF
FOR FURTHER STUDIES REGARDING TRAFFIC AND SHADE/SHADOW
ISSUES, AND THAT AN OPPORTUNITY BE MADE AVAILABLE FOR THE
RESIDENTS AND THE DEVELOPER TO MEET

AYES	Councilmembers Corlin, Gross, Silbiger, Rose
NOES	Councilmember Vera
ABSTAIN	None
ABSENT	None

o0o

Recess

The City Council recessed its meeting at 10 10 P M

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