

Hotel (310)

24 hours

Average Vehicle Trip Ends vs Rooms
On a Weekday

$$8.17 \times 77 = 629$$

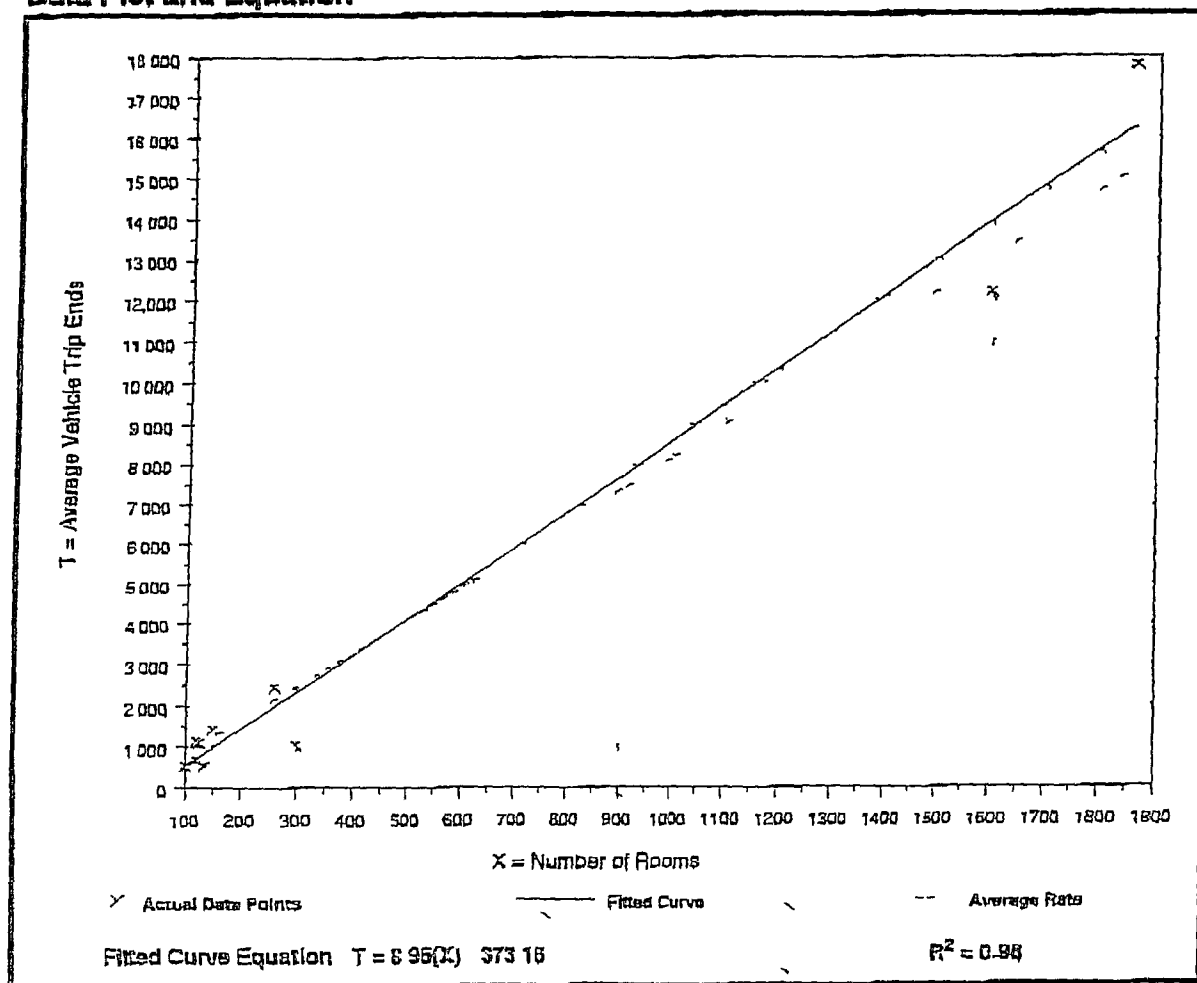
JFM

Number of Studies 10
Average Number of Rooms 476
Directional Distribution 50% entering, 50% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

Data Plot and Equation



Hotel (310)

Average Vehicle Trip Ends vs Rooms
On a Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a m

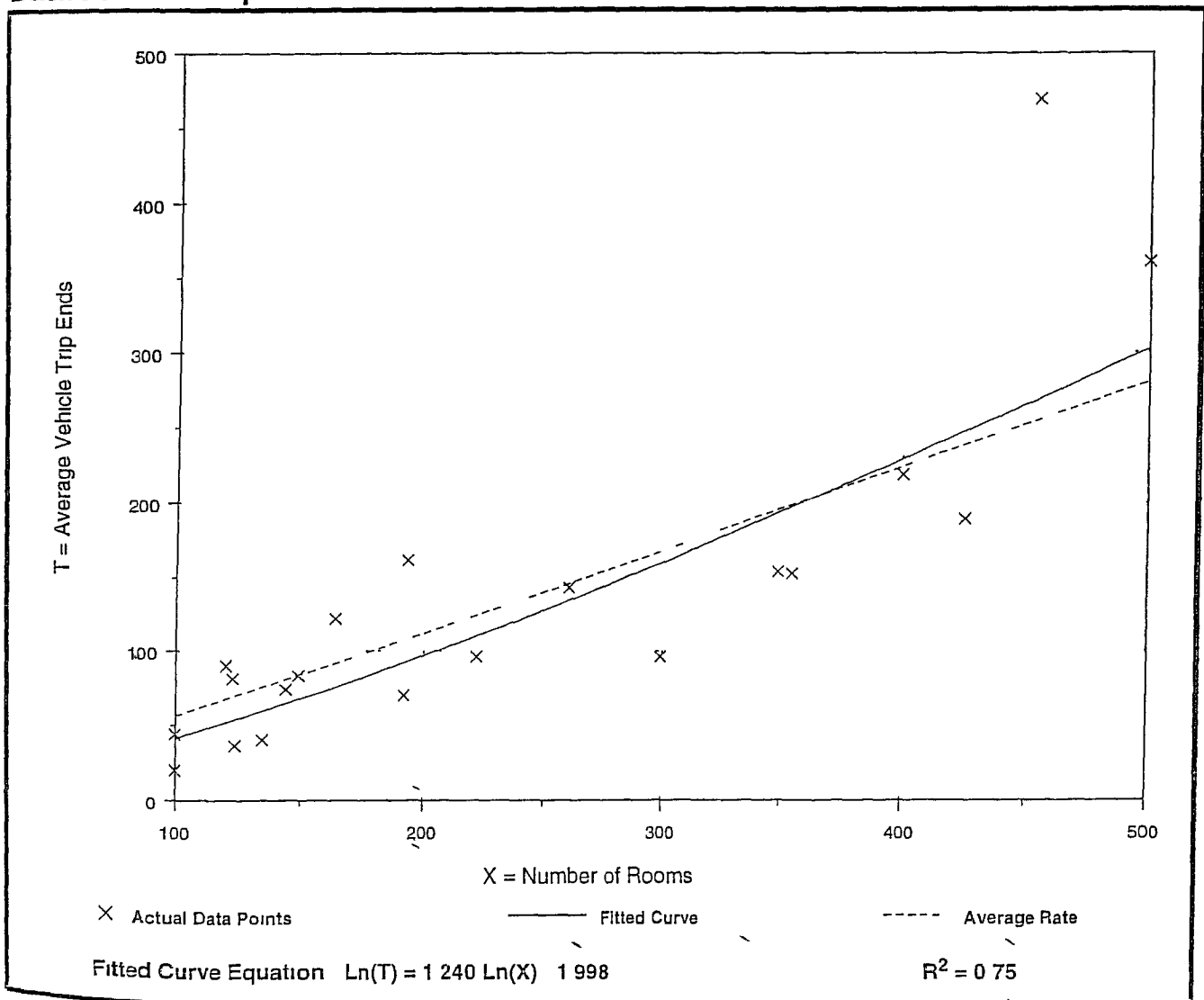
Morning Peak
 $0.56 \times 77 = 4$
JFM

Number of Studies 20
Average Number of Rooms 240
Directional Distribution 61% entering, 39% exiting

Trip Generation per Room

Average Rate	Range of Rates		Standard Deviation
0.56	0.20	1.03	0.78

Data Plot and Equation



Hotel (310)

Average Vehicle Trip Ends vs
On a Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a m

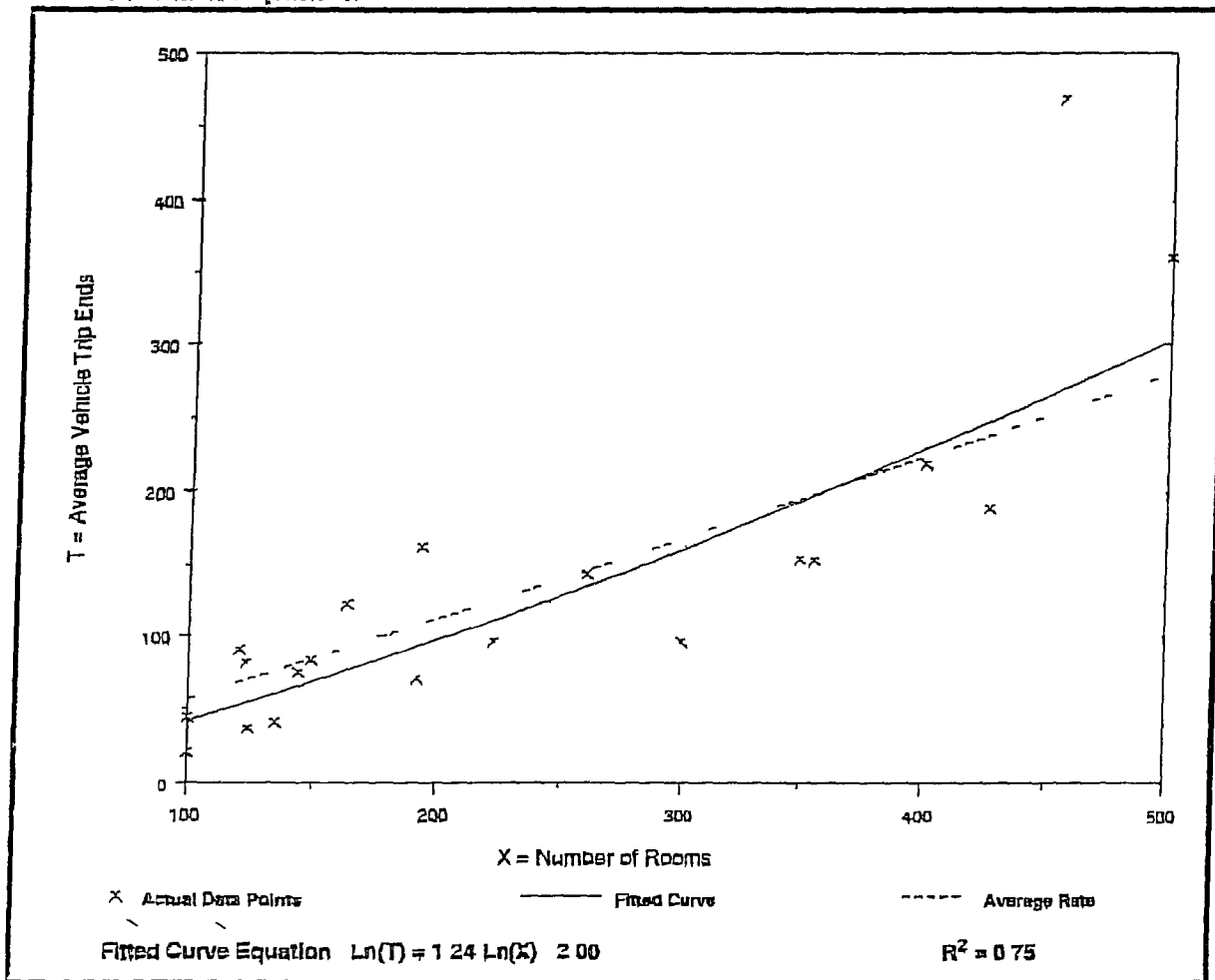
Morning Peak
 $0.56 \times 77 = 43$
9 AM

Number of Studies 20
Average Number of Rooms 240
Directional Distribution 61% entering, 39% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.56	0.20 - 1.03	0.78

Data Plot and Equation



Hotel
(310)

Afternoon Peak
 $0.61 \times 77 = 47$
/Am

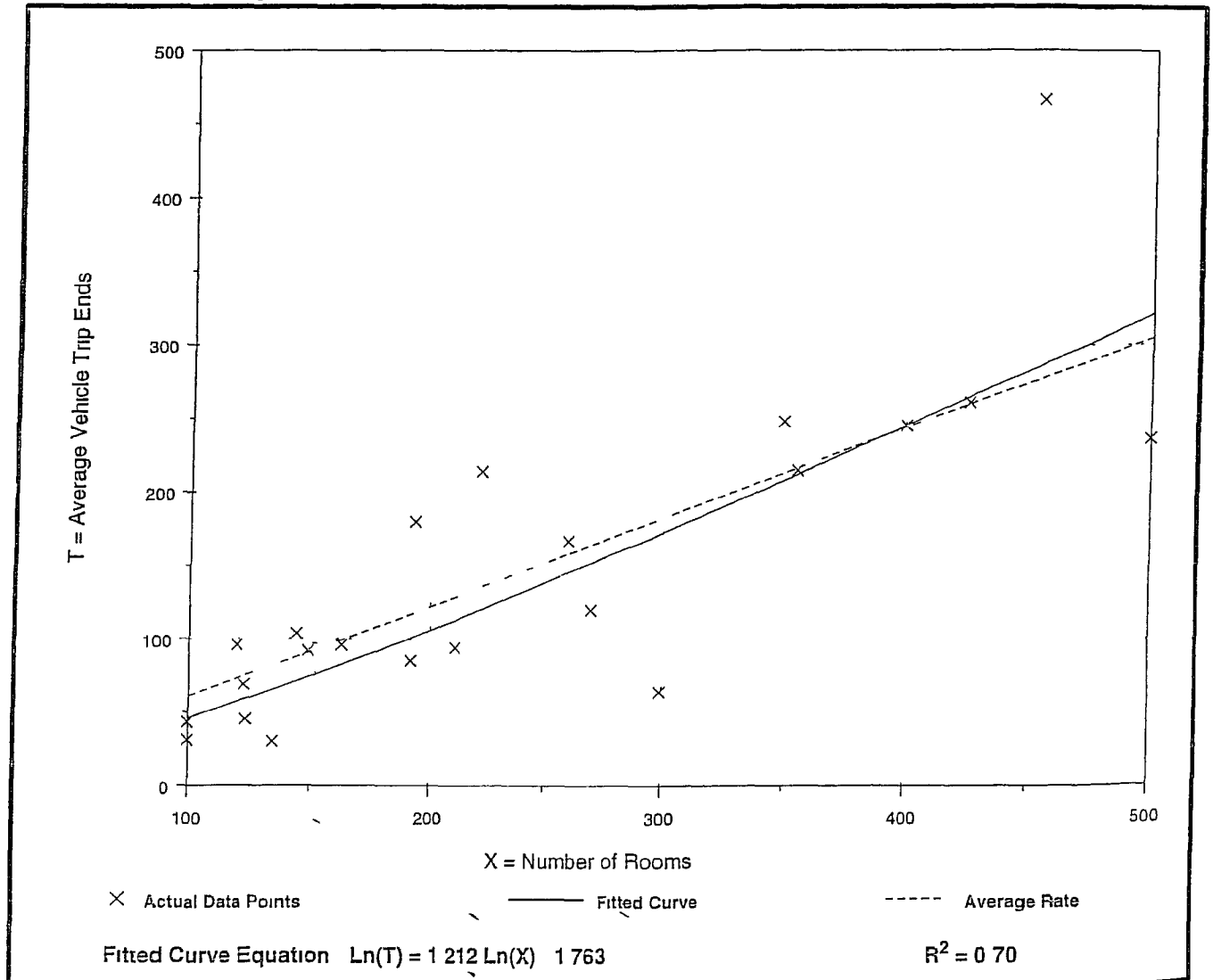
Average Vehicle Trip Ends vs Rooms
On a Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p m

Number of Studies 22
Average Number of Rooms 240
Directional Distribution 53% entering, 47% exiting

Trip Generation per Room

Average Rate	Range of Rates		Standard Deviation
0.61	0.21	1.03	0.81

Data Plot and Equation



Hotel (310)

Average Vehicle Trip Ends vs Rooms
On a Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

*Afternoon
Peak
0.59 x 77 = 45*

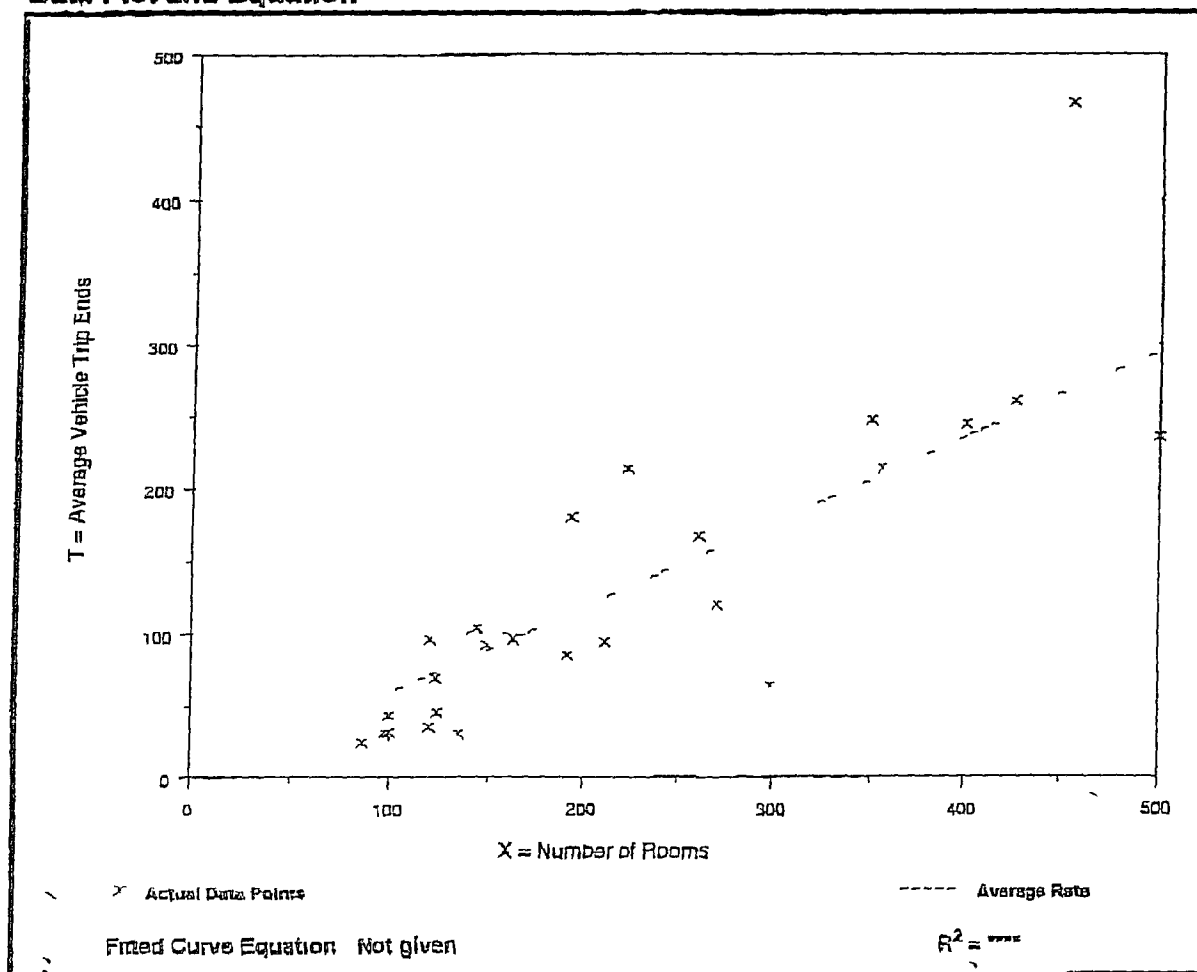
-Number of Studies 25
Average Number of Rooms 224
Directional Distribution 53% entering 47% exiting

QFM

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.21 - 1.03	0.80

Data Plot and Equation



Hotel (310)

Average Vehicle Trip Ends vs Rooms
On a Saturday,
Peak Hour of Generator

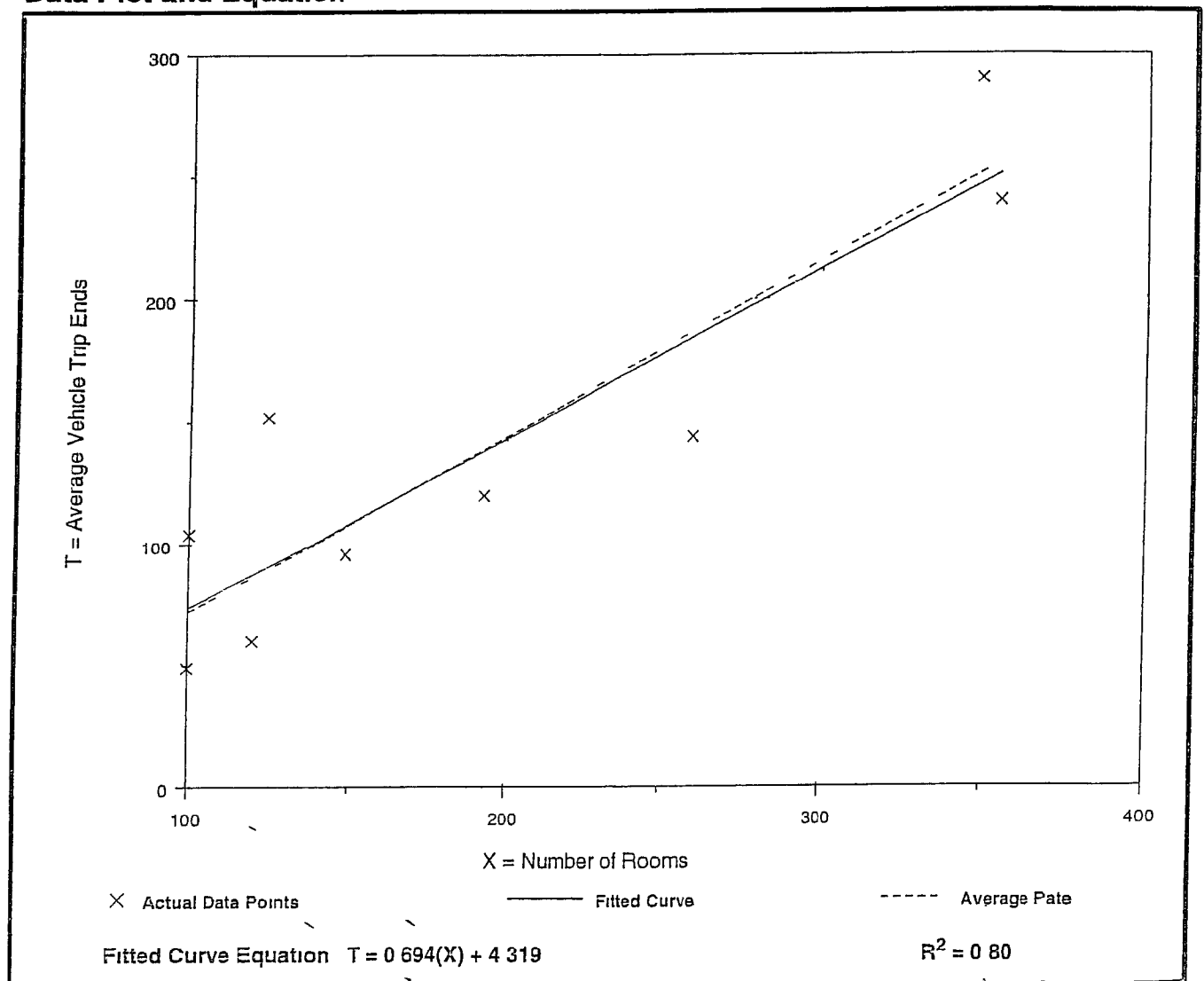
Project Peak Hour
 $0.72 \times 77 = 55$
JFM

Number of Studies 9
Average Number of Rooms 194
Directional Distribution 56% entering, 44% exiting

Trip Generation per Room

Average Rate	Range of Rates		Standard Deviation
0.72	0.49	1.23	0.87

Data Plot and Equation



Hotel (310)

Average Vehicle Trip Ends vs Rooms
On a Saturday,
Peak Hour of Generator

Project Peak Hour

$$0.72 \times 77 = 55$$

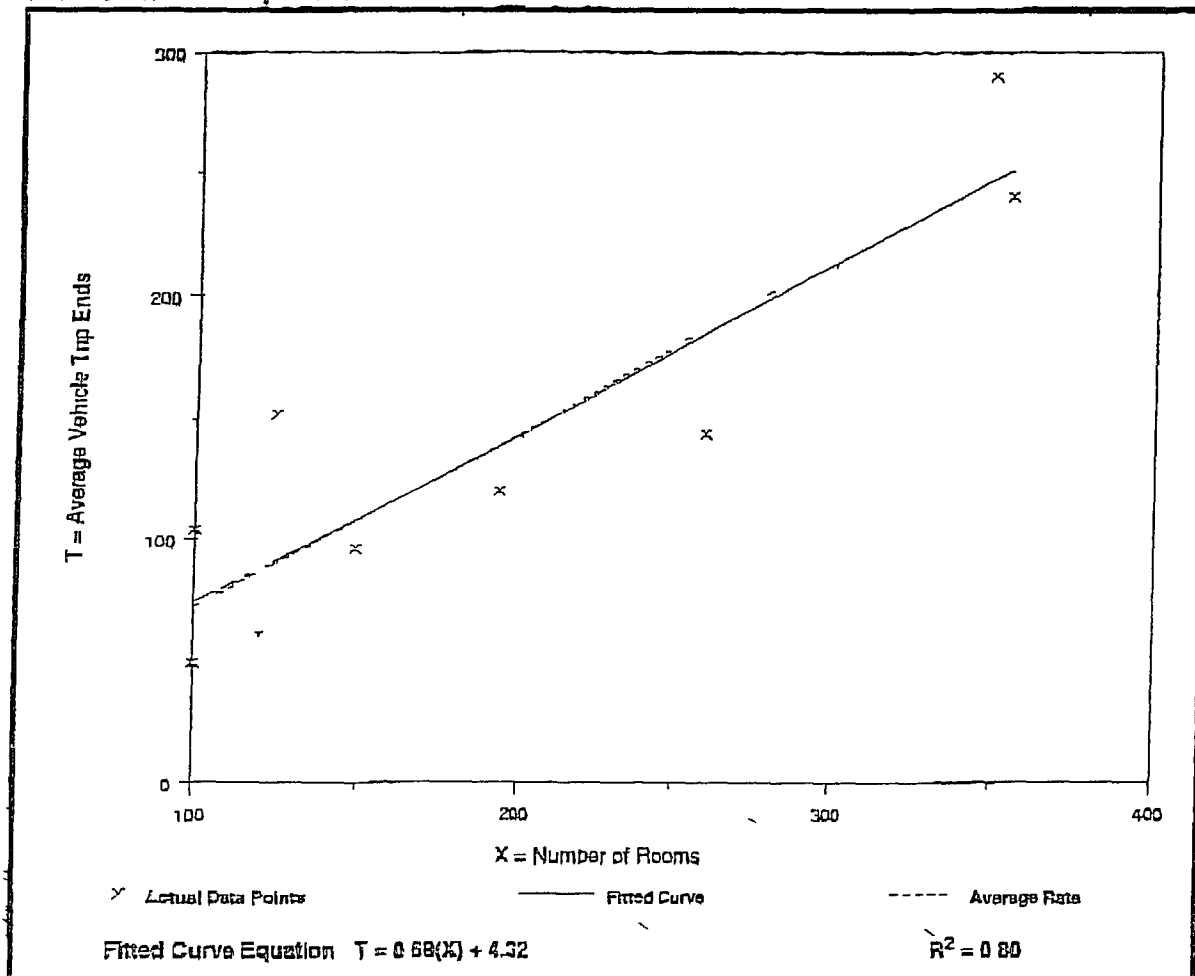
QFM

Number of Studies 9
Average Number of Rooms 194
Directional Distribution 56% entering 44% exiting

Trip Generation per Room

Average Rate	Range of Rates		Standard Deviation
0.72	0.49	1.23	0.87

Data Plot and Equation



RESOLUTION NO 2004-P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2004126 FOR THE CONSTRUCTION OF A FOUR-STORY 77-ROOM 35,104-SQUARE FOOT HOTEL AT 3954 SEPULVEDA BOULEVARD IN THE LIMITED COMMERCIAL (C-1), COMMERCIAL (C-3), AND COMMERCIAL SETBACK OVERLAY (CSO) ZONES

(Site Plan Review SPR P-2004126)

WHEREAS on September 30, 2004 an application was filed for a Site Plan Review for the construction of a four-story, 77-room, 35 104-square foot Hampton Inn and Suites hotel at 3954 Sepulveda Boulevard, being that partition of the Pedro Talamantes 120 71 acre allotment of the Rancho La Ballona 0 68 acre being (Except of the Street) southeast 100 feet of Lot 13, in the Limited Commercial (C-1), Commercial (C-3), and Commercial Setback Overlay (CSO) Zones and,

WHEREAS on December 8, 2004 the Planning Commission conducted a duly noticed public hearing on this application, considering the application, plans, staff report environmental information and all testimony presented, and

WHEREAS in accordance with the California Environmental Quality Act, the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this project and based upon the initial study, public comments and the record before the Planning Commission the project will not have a significant adverse impact on the environment provided certain mitigations are required and the Planning Commission hereby adopted a Mitigated Negative Declaration and

WHEREAS following conclusion of the public discussion and thorough deliberation of the subject matter the Planning Commission determined by a vote of five to zero that Site Plan Review, SPR P-2004126 should be conditionally approved as set forth herein below

1 NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY CALIFORNIA RESOLVES AS FOLLOWS

3 SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC) Title 17, Section 37-76 7, and subject to the Conditions of Approval
5 herein, the following findings are hereby made

6 1 The proposed project is in the best interest of the public health, safety, and general
7 welfare It is consistent with the General Plan Land Use Element discussion on General
8 Corridor that allows medium scale commercial uses The project acts to revitalize the
9 physical character and economic well being of this section of Sepulveda Boulevard, as
10 called for in Objectives 6 by converting a vacant, blighted lot into a hotel commercial use
11 The project is consistent with Objective 8 Fiscal Health, because it fosters business
12 growth, thereby increasing City revenue, by promoting an attractive, quality hotel on a site
13 that is currently vacant The project is consistent with Policy 16 E that encourages motel
14 uses near freeway off-ramps along Sepulveda Boulevard Although this project is a hotel
15 its use is similar to a motel use and located near the 405 freeway on/off-ramp By
16 allowing the vacant lot to be developed as a hotel, the project enhances business and
17 visitor serving uses along Sepulveda Boulevard north of Culver Boulevard, as stated in
18 Objective 29 of the Northern-Central Sub-Area The prohibition of left turn movements
19 across Sepulveda Boulevard enhances traffic safety and is in the best interest of the
20 public health, safety, and general welfare The project, as designed, is consistent with the
21 Zoning Code The horizontal staggering of the front setback at the upper levels is
22 consistent with the overall spirit and purpose of the Commercial Setback Overlay (CSO)
23 Zone because it helps to achieve the CSO purpose of preserving and reinforcing a
24 traditional cityscape and creating a pedestrian oriented environment The proposed
25 design brings portions of the building close to the front while still providing articulation
26 through varying setbacks

27 2 The general layout and design of the site improvements such as the massing of the
28 building building articulation parapet architectural features distance of hotel room
29 windows to residential and commercial structures, the layout of the surface and
subterranean parking the perimeter block wall, and the landscaping have been designed
to harmonize with the neighboring motel apartment building, and nearby residential and
commercial uses The hotel structure is situated in a manner that provides more than the
required side and rear setbacks, distancing the structure from abutting properties The
semi-enclosed swimming pool provides privacy for both hotel patrons and adjacent
residences Its semi-enclosure design provides noise abatement Exterior earth colors
soften the massing of the structure The project does not contain exterior balconies or
walkways, providing privacy to both hotel patrons and abutting properties The alley at
the rear of the site shall only be accessible for emergency vehicles thereby eliminating the
use of the alley by hotel patrons Parking beyond municipal code requirements is
provided Parking demand generated by the hotel can be accommodated on-site

3 Building articulation, parapet architectural features stucco finish, and a perimeter block wall combined with landscaping are consistent with existing commercial and hotel/motel buildings near the project site. All mechanical equipment and parking will be screened and security exterior lighting that is not obtrusive will be installed. The design of the hotel will act to improve the overall look of the immediate vicinity that is characterized by a vacant lot and older structures. Earthen colors including bone, sunrise, and terra cotta will also add to the definition of the site and soften the massing of the building that will abut both residential and commercial properties. The design of the hotel is compatible with the General Corridor General Plan Land Use Designation and conforms to the Primary Retail, Design and Physical Development Plan (DPDP) standards.

4 The proposed three foot landscape overhang along the perimeter walls within the parking area and the landscaping at the front and rear that include flowering plants, grass and trees will enhance the exterior portions of the project and reduce the perception of over-massing. The landscaping compliments the architecture of the proposed hotel and softens the structure for adjacent properties. The landscaping and irrigation is designed to conform to the Primary Retail, DPDP standards, and conserve energy, ensure visual relief, reduce heat-gain from paved areas, and provide an attractive environment for the enjoyment of the general public, hotel patrons, and nearby residents. Additionally, a full width commercial sidewalk with street trees will enhance the pedestrian experience along the public right-of-way fronting the hotel site.

5 The existing and proposed public service facilities necessary to accommodate the project such as the width and pavement of Sepulveda Boulevard, traffic control devices, sewers, storm drains, proposed sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

SECTION 2 Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR P-2004126 subject to the following conditions:

General Conditions/Planning

- 1 The final working drawings shall conform to the preliminary development plans file dated October 26, 2004, except as noted below and otherwise noted during the City permit review process.
- 2 The Conditions of Approval for this Site Plan Review shall be referenced on the cover sheet and repeated in full on the cover sheet or attached as additional sheet(s) of the final working drawings.
- 3 The project and its operations shall comply with all applicable codes, standards, and regulations including but not limited to Building Safety, Fire Department, Planning

and Public Works code requirements and it shall comply with all applicable comments and code requirements as determined during the City's internal review process

4 All applicable development standards and requirements in Planning Commission Resolution No 92-P001, Comprehensive Site Plan Review Development Standards and Conditions of Approval, except as otherwise required herein, shall be met. These standards as well as other conditions required in this approval shall be reflected on the plans submitted for building plan check.

5 The applicant shall actively advertise all opportunities for employment, contract services, and purchasing of materials to Culver City businesses and residents. The applicant shall use reasonable best efforts to solicit and utilize economical and qualified services from Culver City-based employees and businesses. The applicant shall also require the construction contractor(s) and subcontractors related to the project to advertise all construction opportunities to Culver City businesses and residents.

6 The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project conditions of approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.

7 The City reserves the right to periodically inspect the premises without prior notification, to ensure ongoing compliance with all conditions of approval.

8 Minor modifications to building siting or design may be approved by the Planning Manager in keeping with the general design and content of the project approval.

9 This Site Plan Review will expire if not used within one year after the date it becomes effective unless the applicant submits an extension request and is granted the extension by the Planning Manager, Planning Commission, or City Council.

10 A certificate of occupancy for the approved project will be issued only upon completion of all applicable conditions of approval and required site improvements.

11 The applicant and contractors shall use all reasonable efforts to reuse and recycle construction and demolition debris, to use environmentally friendly materials and to provide energy efficient buildings, equipment and systems.

12 Conditions of approval herein shall apply to the applicant, any lessees, and any successor business that may legally assume benefit of this entitlement.

41

- 1 13 This Site Plan Review shall not become effective until the Redevelopment Agency has
2 approved predevelopment plans
- 3 14 The applicant shall comply with the City's Art in Public Places requirement prior to
4 issuance of the Certificate of Occupancy
- 5 15 Prior to installation of landscaping, the applicant shall provide the Planning Division
6 three sets of detailed landscape and irrigation plans for review. The Planning
7 Manager and the Environmental Maintenance Manager shall approve the plans prior
8 to the installation of landscaping and irrigation
- 9 16 There shall be no renting of hotel rooms at hourly rates or any increment less than
10 one full day's room rental. occupancy of all hotel rooms shall be limited to no more
11 than thirty (30) days for any one occupant
- 12 17 There shall be no kitchen facilities in the hotel rooms and there shall be no permanent
13 residence on the project site
- 14 18 There shall be no drop off or pick up of hotel patrons and/or luggage on the curb
15 fronting Sepulveda Boulevard
- 16 19 The Community Development Director or his/her designee, or any police or, code
17 enforcement officer, or fire inspector of the City, may at all times, inspect all hotel
18 rooms and facilities, and may inspect the guest register and other records necessary
19 to determine compliance with all applicable regulations, including but not limited to
20 building safety, fire, and health standards, and to verify collection and payment to the
21 City of all taxes owed
- 22 20 All hotel patrons and hotel employees shall park on-site and shall not park on nearby
23 residential streets
- 24 21 The hotel operator shall ensure that hotel patrons abide by all City ordinances
25 including the nuisance ordinance and shall ensure that hotel patrons do not create
26 excessive noise that may affect neighboring properties
- 27 22 The hotel operator shall ensure all graffiti is removed on a continuous basis within
28 forty-eight (48) hours after its application
- 29 23 Litter shall be removed daily from the project site including all parking areas and
adjacent public sidewalks. the portion of the alley at the rear that abuts the project site
shall be swept or cleaned, either mechanically or manually on a weekly basis to
control debris
- 24 24 Privacy coverings such as shades, draperies, or blinds shall be appropriately hung to
cover all windows. Exterior window glass shall be without cracks, chips, or holes

Peeling and deteriorated paint of exterior walls must be repainted within reasonable time

25 The exterior of the property including adjacent public sidewalks and parking lots under the control of the operator, shall be illuminated during all hours of darkness during which the property is open for business in a manner so persons standing in those areas at night are identifiable from the street. However, the required illumination shall be placed so as to minimize interference with nearby residents and their properties

26 An exterior light plan that conforms to Condition No 25 above shall be submitted to the Planning Manager for approval prior to building permit issuance

27 All areas on the property designated for landscaping, including, but not limited to, lawns, planter beds, and other open surfaces without hardscape, shall be maintained with properly trimmed living plant materials and without litter or debris

28 All containers used for the storage of trash, garbage, or recycled materials and placed on the exterior of the hotel shall be maintained in a locked and screened trash enclosure approved by the City

29 During all phases of construction (including rough grading), information that includes contact names and telephone numbers for the applicant, contractor, and City, shall be posted at the project site. These contact information postings shall be placed along the Sepulveda Boulevard frontage, the alley along the south property line, and the alley at the rear, the postings shall be visible to the public

30 During all phases of construction (including rough grading) the applicant shall provide all construction workers and contractors the ability to park on-site and all construction workers and contractors shall not park in residential areas

31 Subject to approval by the Planning Manager and the Environmental Maintenance Manager, the applicant shall plant trees within the three-foot landscape overhang along the project site's south property line and along the east property line

32 The perimeter wall shall be eight-feet in height along the east and south property lines. The Planning Manager shall approve the transition design of the wall from eight-feet to six-feet at the north property line unless the applicant chooses to continue the wall at eight-feet in height along the north property line

Public Works/Engineering Conditions

33 A site improvement plan prepared by a civil engineer licensed in the State of California shall be submitted to the Engineering Division for review, approval, and permitting. This plan shall show drainage of the site indicated by contours or spot elevations

building pad elevations, and the design of onsite and offsite improvements with sufficient dimensions and details to allow for proper construction

- 34 The applicant shall provide a geotechnical report from a State licensed geotechnical engineer reporting on the suitability of the onsite soils to support the proposed construction and shall include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code requirements
- 35 Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with Appendix Chapter 23 of the California Building Code. These certifications and reports shall be submitted to the Engineering Division for review prior to the issuance of any building permits
- 36 Concurrent with the submittal of the site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to the Engineering Division for review and approval. The SUSMP shall be prepared in accordance with requirements of the Culver City Municipal Code, Chapter 5.05. The first $\frac{3}{4}$ of rainfall shall be treated or filtered prior to draining from the site
- 37 Concurrent with the submittal of the site improvement plan, an erosion control plan shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street and/or storm drain system. The improvement plans shall note that the contractor shall comply with the 'California Storm Water Best Management Practice Handbook'
- 38 A raised median, or some other obstruction shall be installed along Sepulveda Boulevard to prevent left turn movements into or out of the project site. The raised median or obstruction, shall be designed to the satisfaction of the City Engineer. A right turn only sign shall be installed at the project's driveway accessing Sepulveda Boulevard
- 39 The applicant shall reconstruct the entire width of the adjacent alley located along the project's easterly boundary. This work shall consist of milling the existing asphalt and repaving with a minimum of two inches of new asphalt pavement and reconstruction of the concrete gutter
- 40 Access to the alley located along the project's easterly boundary shall be restricted to emergency access only. A wrought iron gate or other material as approved by the Planning Division shall be installed at the entrance to the alley. A Knox Box shall be installed, to the satisfaction of the Fire Department, for emergency access

- 1 41 The existing utility poles on the project site shall be removed or relocated to the
2 satisfaction of the City Engineer. New utility services to the proposed project shall be
3 placed underground.
- 4 42 The applicant shall install a trash enclosure to the satisfaction of the City's Sanitation
5 Division Manager. The enclosure shall be redesigned to allow direct trash pickup from
6 the alley. The walls of the trash enclosure shall be finished or painted to match the
7 walls of the proposed building.
- 8 43 The parking area shall be designed in accordance with City Council Resolution No
9 87-R100, Parking Design and Layout Guidelines, and City Council Resolution No CS-
10 6486, Adopted Standards and Specifications for Off-Street Parking Areas. The
11 applicant shall reconstruct the existing drive approach to a width of 25'-4" per Culver
12 City Standard Plan CC-101-2 2 Case 1, Driveway Approach Special Use.
- 13 44 Parking lot drainage devices, concrete curb, sidewalk, and driveway shall be designed
14 to the latest edition of the American Public Works Association (APWA) Standard
15 Plans.
- 16 45 The project's frontage along Sepulveda Boulevard shall be reconstructed with full
17 width sidewalk.
- 18 46 Street trees, tree wells, and irrigation shall be installed along Sepulveda Boulevard to
19 the satisfaction of the City's Street Tree Maintenance Supervisor.
- 20 47 The drive ramp leading to the basement parking shall have a maximum slope of 10%
21 extending a minimum of 12 feet at the beginning and ending of the ramp. The rest of
22 the ramp shall have a maximum slope of 20%.
- 23 48 The applicant shall be responsible for the expense to repair or replace any damage to
24 the public right-of-way caused by the construction of the proposed project. Such
25 repair or replacement shall be completed to the satisfaction of the City Engineer.
- 26 49 Dirt hauling and construction material deliveries or removal are prohibited during the
27 morning (7 00 A M to 9 00 A M) and afternoon (4 00 P M to 6 00 P M) peak traffic
28 periods.
- 29 50 During construction, dust shall be controlled by regular watering and as directed by the
City Inspector. The applicant shall comply with SCAQMD Rule 403, which requires
specific control actions during construction activities to control fugitive dust.
- 51 All staging and storage of construction equipment and materials, including the
construction dumpster, shall be on-site only. The applicant shall obtain written
permission from adjacent property owners for any construction staging occurring on
adjacent property.

52 The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work

53 Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.

54 Per Culver City Municipal Code 5.01.010 Ordinance No. 2001-011 Solid Waste Management, the Culver City Sanitation Division has the exclusive franchise for all solid and recyclable waste material handling within the City limits.

Fire Prevention Conditions

55 A KNOX Box shall be required for the building and KNOX key switches shall be required to open all security gates and driveway gates.

56 Location of the Fire Department Connection and Double Detector Check Assembly shall be reviewed and approved by the Fire Marshal and Planning Manager.

57 The applicant shall locate the building address such that it is viewable and legible from the public right-of-way.

58 All parapets over five feet shall have catwalks as approved by the Fire Marshal.

59 All fascia and tops of exterior walls and parapets shall be constructed of hard materials and shall be approved by the Fire Marshal.

60 The applicant shall provide a Class III combined standpipe system with 2 1/2 inch hose valves and 1 1/2 inch reducing caps and covers as required in the 2001 California Fire Code, Table 1004-A.

61 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the Culver City Fire Department (CCFD) a pre-fire plan.

62 All stairs, common doors and rooms shall be appropriately signed per the 2001 California Fire Code and CCFD requirements. Directional signs shall be posted as appropriate to ensure emergency personnel can find guest rooms in a timely manner.

63 Duct smoke detectors shall comply with CCFD regulations and shall provide supervisory alarms only.

64 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the CCFD Hazardous Materials Specialist a hazardous materials disclosure package.

65 Prior to issuance of a Certificate of Occupancy, the applicant shall provide the CCFD an emergency evacuation plan and employee training program for CCFD review.

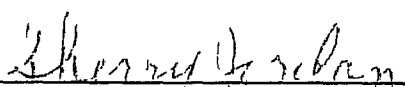
- 1 66 Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the
2 CCFD for review and approval, a permanent emergency exit floor plan for the entire
3 hotel that indicates location of fire extinguishers Posting of the emergency exit floor
4 plan on the hotel premises shall be required per CCFD instructions
- 5 67 The project shall comply with all applicable 2001 California Building, Fire, Mechanical
6 and Electrical codes and shall comply with Culver City Municipal Code Section 9 02
- 7 68 The applicant shall provide a smoke exhaust system, controlled by the site's fire alarm
8 system, in the subterranean parking area The exhaust system shall be started by
9 water flow activation within the subterranean parking area
- 10 69 All CCFD notes, as directed by the Fire Marshal shall be placed on the final working
11 drawings

12 APPROVED and ADOPTED this 8th day of December, 2004

13 

14 D SCOTT MALSIN, CHAIRPERSON
15 PLANNING COMMISSION
16 CITY OF CULVER CITY, CALIFORNIA

17 Attested by

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19 
20 Sherry Jordan
21 Senior Planner

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Agenda Item No 5

December 8 2004

Staff Report

SITE PLAN REVIEW, SPR P-2004126

3954 Sepulveda Boulevard Hampton Inn and Suites Hotel

REQUEST

An application for a Site Plan Review to develop a four-story, 77 room, 35,104 square foot Hampton Inn and Suites Hotel in the Limited Commercial (C-1), Commercial (C-3), and Commercial Setback Overlay (CSO) Zones

PROCEDURE

- 1 Chair seeks motion to receive and file affidavit of mailing of notices
- 2 Chair calls on staff for a brief staff report and Commission poses questions to staff as desired
- 3 Chair opens the public hearing, providing the applicant the first opportunity to speak followed by the general public
- 4 Chair seeks a motion to close the public hearing after all testimony has been presented
- 5 Commission thoroughly discusses the matter and arrives at its decision

RECOMMENDATION

That the Planning Commission

- 1 Adopt a Mitigated Negative Declaration finding that the project will not have a significant adverse impact on the environment provided certain mitigations are required (Attachment No 4) and
- 2 Approve Site Plan Review, SPR P-2004126 subject to the Conditions of Approval as stated in Resolution No 2004-P014 (Attachment No 5)

GENERAL INFORMATION

See Attachment No 1 Project Summary

BACKGROUND

The proposed project consists of a 37 foot high building (four stories) containing 77 hotel rooms totaling 35,104 square feet. There are 67 parking spaces proposed (20 spaces will be located in the subterranean parking area and 47 will be located on a surface level parking area). Public access will be from Sepulveda Blvd. The hotel will have a semi-enclosed swimming pool, exercise room, lobby area, and continental breakfast area for its guests. There will be no meeting rooms for non-guests and no units with kitchen facilities.

The Culver City Municipal Code (CCMC) requires that the Planning Commission approve Site Plan Reviews for projects totaling 15,000 square feet or more. Hotels, as a use, are currently allowed by right and without discretion.

City staff is currently working on a municipal code text amendment that will require operational standards and regulations for all new hotels/motels. These standards and regulations will be retroactive for existing hotels/motels. Staff, in reviewing the proposed Hampton Inn and Suites project, incorporated some of these standards and regulations to mitigate potential impacts and ensure a high quality hotel. If the hotel/motel ordinance is adopted, several other standards/regulations not included in the Conditions of Approval for this project will become retroactive for this site. The applicant is aware of and receptive to the proposed hotel/motel standards.

Existing Conditions

The project site is located on the eastside of Sepulveda Boulevard between Venice Blvd and Pigott Road, north of Washington Place. The site was used as a plant nursery. It is currently an undeveloped vacant lot with overgrown shrubbery and some paving for what was once a parking lot.

The portion of Sepulveda Blvd that the project site is located on is a heavily traversed commercial area and contains various retail establishments, hotels and motels, office buildings, a plant nursery,

and fast food restaurants. Surrounding areas include a mixture of one and two-story retail buildings to the west, a two-story apartment building to the north, and a two-story motel and one and two story single family dwellings to the south. At the rear of the site (to the east) a 17-foot, 3-inch alley separates the commercial strip from a mixed single family and multi family neighborhood that is zoned for medium density, multi-family dwellings. This neighborhood to the rear of the site is undergoing a transition from single family homes to condominium and apartment complexes.

ANALYSIS

Architectural Design and Landscaping

The project, as designed, complies with the Primary Retail, Design and Physical Development Plan (DPDP) standards. The terra cotta and stucco finished structure will be articulated along the Sepulveda Boulevard frontage with parapet architectural features and street level windows to enhance the pedestrian experience. Both sides of the building will also be articulated with parapet architectural features. The single structure hotel will have a three-toned earth color scheme with a brown terra cotta base, sunrise (light yellow) painted walls, and bone colored parapet walls. This color arrangement is typical for Hampton Inn and Suites hotels. The hotel will not have balconies or exterior hallways. All mechanical equipment will be screened and the parking area, as well as exterior walls, will include lighting to enhance the overall look of the hotel and provide security. Exterior lighting will be designed such that it does not create a nuisance for adjacent properties and public rights-of-way.

The public right-of-way along Sepulveda Boulevard will be improved to full width sidewalk with street trees as approved by the Engineering Division. Within the parking area, along the north and south perimeter walls and at the rear, the applicant will install flowering plants with some ground cover. This proposed landscaping is consistent with DPDP design guidelines and enhances the hotel.

Neighborhood Compatibility

Privacy for both the hotel patrons and surrounding properties will be achieved through the following:

- Distance There is substantial separation between the hotel structure and neighboring buildings. Along the south side of the building, the distance from the hotel room windows to the nearest dwelling structure is approximately 60 feet. Along the north side of the building the distance is approximately 15 feet. At the rear of the property, the distance from the hotel structure to the nearest property line of the residential neighborhood is approximately 88 feet (includes the width of the alley).
- Windows The hotel windows are not aligned with the windows of the neighboring structures. Towards the front of both sides of the building, there are no windows designed. There are no guest room windows along the hotel's rear wall, only windows for hotel offices, hallways and utility/storage rooms.
- Privacy Coverings A condition of this project will require the applicant to install privacy coverings such as shades, draperies or blinds over all the windows and
- Screening Wall A six foot high masonry wall will be installed along the sides and rear of the property. The wall will provide parking lot screening and privacy for both hotel patrons and surrounding businesses and residences. This block wall will serve to screen the portion of the swimming pool that is open to the sky (Attachment No. 7).

Safety is a significant concern to the residents to the east of the project site, across the alley. The residents expressed there is trash along the alley, transients and illegal activity occurring in the alley. The residents attribute these problems to the existing hotels and motels in the area. Staff is proposing conditions of approval that address both security and maintenance of the site. These conditions include the following:

- The alley at the rear along the project's easterly boundary will be restricted to emergency access only and access to the hotel will only occur off of Sepulveda Boulevard,
- A wrought iron fence and emergency gate along with a block wall will provide a buffer between the alley and the project site.

- During evening hours the applicant will be required to properly illuminate exterior portions of the building the hotel parking lot and adjacent public right-of-ways
- The applicant will be required to remove graffiti on a regular basis within forty-eight (48) hours after its application
- Directional signs will be posted to ensure emergency personnel can find guest rooms in a timely manner and
- There will be no hourly rates and renting of hotel rooms have to be for at least one full day

Maintenance of the site will be achieved through daily litter removal of the project site including parking areas and adjacent public sidewalks weekly cleaning of the portion of the alley abutting the rear of the project site regular maintenance of exterior walls and windows trimming and litter removal of all landscape areas and proper storage of garbage and recycled materials within a trash enclosure

Commercial Setback Overlay (CSO) Zone

The CSO Zone requires a first story zero-setback along Sepulveda Boulevard For the upper levels, the front setback requirement is either zero or at least 10 feet

The CSO regulations contain a provision to allow an exception to the required first floor zero-setback in order to accommodate pedestrian amenities such as hardscape or landscaping and public art A varying front yard setback of two to eight feet is proposed to accommodate flowering plants and trees to soften the Sepulveda Boulevard frontage Art work is proposed south of the driveway entrance to fulfill the Art in Public Places requirement

The CSO regulations provide for minor variations to setback requirements for upper levels provided findings are made that are consistent with the overall spirit and purpose of the CSO zone The second third and fourth stories are not setback at least 10 feet in the front However the front of the building is staggered horizontally with varying setbacks (2 to 8 feet) Staff believes the proposed setback is consistent with overall spirit and purpose of the CSO Zone Requiring the full depth of a 10 foot setback would not achieve a traditional cityscape or pedestrian oriented environment

The current design brings portions of the building close to the front while still providing articulation through varying setbacks

Traffic and Circulation

The proposed project was reviewed by the City's Traffic Engineer. According to the Institute of Transportation Engineers Trip Generation Manual, 6th Edition, the morning and afternoon peak hour trip generations were calculated at less than 50 trips (43 and 47 respectively). The project peak hour trip generation was calculated to be 55. This peak would occur only on Saturdays.

The City does not require traffic studies for projects generating up to 49 trips in any one hour and may require (or not require) studies for projects generating 50 to 99 trips in any one hour. Based on this City policy and the trip generation determinations, a hotel of the size proposed by the applicant will not generate significant traffic impacts. Further, the project peak hour trip generation of 55 is expected to occur on Saturdays when less traffic is expected.

The Police Department and the City's Traffic Engineer determined there would be an increased hazard if vehicles attempted left turn movements (crossing over Sepulveda Boulevard) to access or leave the site. A condition is proposed to prohibit left turn movements across Sepulveda Boulevard by requiring the applicant to install a barrier along the middle of Sepulveda Boulevard. Further, a 'right turn only' sign will be required at the project's driveway accessing Sepulveda Boulevard.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project has been determined to have no impacts on the community provided certain mitigations are incorporated, a mitigated negative declaration has been prepared. Specifically, potential hazards due to left turn movements across Sepulveda Boulevard and direct and indirect adverse effects on human beings and the surrounding community were identified as potentially significant unless mitigated. Several mitigations have been proposed as conditions of approval, Attachment No. 4 identifies the specific mitigation measures.

Comments Received During Public Comment Period

On November 14 2004 24 residents living on Bentley Avenue submitted a letter stating various concerns (Attachment No 6) Highlights of their concerns include

- Requests for an environmental impact report, a traffic study and a noise study and
- Concerns regarding privacy spillover parking, security and the number of days one can stay at the hotel

EIR Staff's California Environmental Quality Act (CEQA) analysis determined that the project's impacts can be mitigated to less than significant No environmental factors were identified to be potentially significant therefore a Mitigated Negative Declaration was prepared (and no other studies are required)

Traffic Study As discussed in the Traffic section of this report, the project will not create significant trip generations thereby not requiring the applicant to prepare a traffic study Because the expected morning and afternoon peak trip generation for the site is expected to be low, hotel traffic entering and exiting Interstate 405 will not be significant

Construction trucks for the 405 Freeway widening project will be utilizing the on/off ramps at Sepulveda Boulevard near the project site However, trip generation from the proposed hotel is expected to be low thereby minimally impacting traffic during the widening of the freeway At this time it cannot be determined if freeway construction will coincide with hotel construction In the event that hotel construction coincides with freeway construction the City has in place regulations that govern haul routes, times of construction, and traffic control at construction sites

Noise Study The swimming pool will be fully enclosed with the exception of a small portion of the pool fronting the north property line that is exposed to the sky This portion is screened with a perimeter six foot high wall Given this enclosure screening and distance to the nearest residential area noise will be dissipated to a less than significant impact The concern over loud parties can be addressed by the City's nuisance ordinance police enforcement, and internal controls on patrons imposed by the applicant A condition of approval for the site plan includes language that

requires the applicant to maintain a generally peaceful atmosphere and prohibits the creation of excessive noise by patrons

Street Parking The site meets its on-site parking requirement and there will be a condition that requires patrons and employees to park on-site. Because the site exceeds the required number of parking spaces by 25 spaces, demand for street parking is not expected to occur. Prohibited alley access for the hotel will further discourage patrons from parking in residential streets, securing privacy for the local community.

LEGAL STANDARDS FOR DECISION / PROJECT FINDINGS

CCMC Title 17 Zoning, Section 37-76.7 requires certain findings must be made before an application for a Site Plan Review can be approved. Staff believes these findings can be made for Site Plan Review SPR P-2004126, if approved subject to the Recommended Conditions found in proposed Resolution No. 2004-P014 (Attachment No. 5).

1 The approval of the site plan review is in the best interest of the public health, safety and general welfare, is consistent with the objectives of the General Plan, and is in conformity with zoning and other applicable Municipal Code development standards

The proposed project is in the best interest of the public health, safety, and general welfare. It is consistent with the General Plan Land Use Element discussion on General Corridor that allows medium scale commercial uses. The project acts to revitalize the physical character and economic well being of this section of Sepulveda Boulevard, as called for in Objectives 6 by converting a vacant blighted lot into a hotel commercial use. The project is consistent with Objective 8, Fiscal Health, because it fosters business growth, thereby increasing City revenue by promoting an attractive, quality hotel on a site that is currently vacant. The project is consistent with Policy 16 E that encourages motel uses near freeway off-ramps along Sepulveda Boulevard. Although this project is a hotel its use is similar to a motel use and located near the 405 freeway on/off-ramp. By allowing the vacant lot to be developed as a hotel the project enhances business and visitor serving uses along Sepulveda Boulevard north of Culver Boulevard, as stated in Objective 29 of

the Northern-Central Sub-Area The prohibition of left turn movements across Sepulveda Boulevard enhances traffic safety and is in the best interest of the public health safety, and general welfare The project as designed is consistent with the Zoning Code The horizontal staggering of the front setback at the upper levels is consistent with the overall spirit and purpose of the Commercial Setback Overlay (CSO) Zone because it helps to achieve the CSO purpose of preserving and reinforcing a traditional cityscape and creating a pedestrian oriented environment The proposed design brings portions of the building close to the front while still providing articulation through varying setbacks

- 2 The general layout of site improvements, including but not limited to, orientation and location of buildings and open space, vehicular and pedestrian access and circulation, vehicular parking and loading facilities, building setbacks and heights, wall, fence, landscaping, refuse and equipment storage facilities and similar appurtenant site improvements, have been designed to harmonize with existing conforming and potential new uses and developments, and with the natural landform, and to provide a safe desirable environment on the site and to minimize impacts on the adjacent area***

The general layout and design of the site improvements such as the massing of the building, building articulation parapet architectural features, distance of hotel room windows to residential and commercial structures the layout of the surface and subterranean parking, the perimeter block wall, and the landscaping have been designed to harmonize with the neighboring motel, apartment building and nearby residential and commercial uses The hotel structure is situated in a manner that provides more than the required side and rear setbacks, distancing the structure from abutting properties The semi-enclosed swimming pool provides privacy for both hotel patrons and adjacent residences Its semi-enclosure design provides noise abatement Exterior earth colors soften the massing of the structure The project does not contain exterior balconies or walkways providing privacy to both hotel patrons and abutting properties The alley at the rear of the site shall only be accessible for emergency vehicles thereby eliminating the use of the alley by hotel patrons Parking beyond municipal

code requirements is provided. Parking demand generated by the hotel can be accommodated on-site.

- 3 *The architecture of buildings, including but not limited to, the character, scale, quality of the design, relationship with the site and adjacent conforming development, building materials, screening of exterior appurtenances, exterior lighting, and signs have been designed to insure the compatibility of the development with the City's Architectural Design District Standards, and with the character of adjacent conforming development***

Building articulation, parapet architectural features, stucco finish and a perimeter block wall combined with landscaping, are consistent with existing commercial and hotel/motel buildings near the project site. All mechanical equipment and parking will be screened and security exterior lighting that is not obtrusive will be installed. The design of the hotel will act to improve the overall look of the immediate vicinity that is characterized by a vacant lot and older structures. Earthen colors including bone, sunrise, and terra cotta will also add to the definition of the site and soften the massing of the building that will abut both residential and commercial properties. The design of the hotel is compatible with the General Corridor General Plan Land Use Designation and conforms to the Primary Retail, Design and Physical Development Plan (DPDP) standards.

- 4 *The landscaping, including but not limited to the location, type, size, quantity and coverage of plant material, and the provision for irrigation, maintenance, and protection of landscaped areas, has been designed to be compatible with the City's Architectural Design District Standards, to complement buildings and structures on the site, to help conserve energy, to insure visual relief, to help reduce heat-gain from paved areas, and to provide an attractive environment for the enjoyment of the public. As used herein, landscaping shall include hardscaped pedestrian areas, and appurtenant site improvements within landscaped areas, such as but not limited to lighting, benches and fountains***

The proposed three foot landscape overhang along the perimeter walls within the parking area and the landscaping at the front and rear that include flowering plants, grass and trees

will enhance the exterior portions of the project and reduce the perception of over-massing. The landscaping compliments the architecture of the proposed hotel and softens the structure for adjacent properties. The landscaping and irrigation is designed to conform to the Primary Retail, DPDP standards, and conserve energy, ensure visual relief, reduce heat-gain from paved areas, and provide an attractive environment for the enjoyment of the general public, hotel patrons, and nearby residents. Additionally, a full width commercial sidewalk with street trees will enhance the pedestrian experience along the public right-of-way fronting the hotel site.

5 *The existing or proposed public service facilities necessary to accommodate the project, including but not limited to, the width and pavement of adjoining streets and alleys, traffic control devices, sewers, storm drains, parkways, sidewalks, street lights, street trees, fire protection devices and public utilities are or can be provided for adequately.*

The existing and proposed public service facilities necessary to accommodate the project such as the width and pavement of Sepulveda Boulevard, traffic control devices, sewers, storm drains, proposed sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

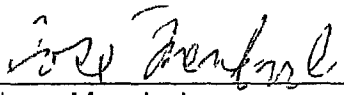
ALTERNATIVE OPTIONS

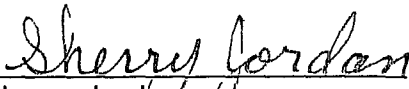
Using the development plans (Attachment No. 8) as reference, the following alternatives may be considered by the Planning Commission:

1. Adopt a mitigated negative declaration finding and approve the application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Adopt a mitigated negative declaration finding and approve the application with additional or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.

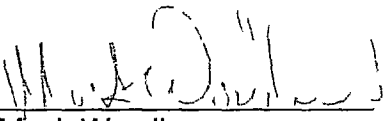
- 3 Disapprove the application if it does not meet the required findings and not adopt a mitigated negative declaration finding

Prepared by


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Approved by


Mark Wardlaw
Deputy Community Development Director
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Attachments

- 1 Project Summary
- 2 Area Map
- 3 Aerial Photo of Area
- 4 Mitigated Negative Declaration
- 5 Resolution No 2004-P014
- 6 Residents Letter dated November 14, 2004
- 7 Detail of Swimming Pool Section
- 8 Plans dated October 26, 2004 (Date Received)
- 9 Colored Elevations Available at Meeting

PROJECT SUMMARY

APPLICATION TITLE & CASE NO		
Site Plan Review SPR P-2004126 Hampton Inn and Suites Hotel Site Plan Review for a new four-story 77 room 35 104 square foot hotel (on a vacant lot) with some subterranean parking and surface parking		
PROJECT ADDRESS/LOCATION		APPLICANT INFORMATION
3954 Sepulveda Boulevard		Vinny Patel 3900 Sepulveda Boulevard Culver City CA 90230 (310) 486-1303
PERMIT/APPLICATION TYPE		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other		
APPROVAL BODY		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☒ Redevelopment Agency ☐ Other
ENVIRONMENTAL DETERMINATION AND NOTICING		
CEQA Determination	☐ Categorical Exemption ☐ Negative Declaration or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report Type _____	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☒ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☒ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION		
Mailing Date 11/16/04	☐ Property Owners ☐ Occupants ☒ Adjacent Property Owners & Occupants	☐ w/in 300 foot radius ☒ w/in 300 foot radius / Extended ☐ Other
Posting 11/15/04	☒ Onsite ☐ Offsite	☐ Other
Publication Date N/A	☐ Culver City News	☐ Other
Courtesy Date 11/16/04	☒ City Council ☒ Commissions ☒ Master Notification List ☐ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☒ Culver City Organizations ☒ Other Cultural Affairs Commission CAO Department Heads Culver City News (not an add) and Culver City Observer (not an add)

PROJECT SUMMARY

GENERAL INFORMATION	
General Plan General Corridor	Zoning Limited Commercial (C 1)/Commercial (C-3)
Redevelopment Plan Component Area #4	Overlay Zone Commercial Setback Overlay (CSO)
Legal Description Partition of Pedro Talamantes 120 71 acre allotment of the Rancho La Ballona 0 68 acre being (Except of the Street) SE 100 Ft of Lot 13	Existing Land Use Vacant lot

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	C 1/C 3	2 Story Apartment Bldg & Surface Parking
South	R 4/C-3	2-Story Motel/Alley/1- & 2 Story Single Family Dwellings
East	R 4	1-Story Single Family Dwellings & a 2-Story Multiple Family Dwelling
West	C 3	1- & 2 Story Retail Buildings

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Building Coverage	Vacant Lot	7 219 Sq Ft	No Requirement
Landscaped Area	Vacant Lot	1,224 Sq Ft	No Min/Landscaping Rqred
Total Site	29,529 Sq Ft	No Change	No Requirement
Gross Floor Area	Vacant Lot	35,104 Sq Ft	No Requirement
Parking			
Standard		30 (3 extra)	27
Standard Blocked		0	No Requirement
Handicapped		2	2
Compact		35 (22 extra)	13 Maximum
Compact Blocked		0	No Requirement
Loading		1*	1*
Total		67 (25 extra)	42

*Any standard space can double as a loading space

Building Height	Vacant Lot	37 Ft	43 Ft (C-1) & 56 Ft (C 3)
Building Setbacks			
Front		1 5 to 8 Ft	0 Ft (Setback Allowed for Landscaping/Amenities)
Rear		71 Ft	4 55 Ft Minimum
Side (North)		0 to 10 Ft	No Requirement
Side (South) Abutting C-3		0 to 38 Ft	No Requirement
Side (South) Abutting R-4		41 Ft	21 8 Ft Minimum
Private Space		0 Sq Ft	No Requirement

ESTIMATED FEES

☒ New Development Impact Estimated at \$30 104	☐ School District _____ ☒ Art Art Piece On Site	☒ Plan Check TBD-plan check ☒ Sewer TBD-plan check
☐ In Lieu Parkland		

INTERDEPARTMENTAL REVIEW

Planning Engineering Building Safety Fire Redevelopment and City Attorney

ART IN PUBLIC PLACES

Proposed Art Piece On Site

Hampton Inn & Suites Hotel



**3954
Sepulveda
Boulevard**

**SPR
P-2004126**



0 1 0 0 1 0 2 Miles

62
N

RESOLUTION NO 2004-P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2004126 FOR THE CONSTRUCTION OF A FOUR-STORY 77-ROOM 35,104-SQUARE FOOT HOTEL AT 3954 SEPULVEDA BOULEVARD IN THE LIMITED COMMERCIAL (C-1), COMMERCIAL (C-3), AND COMMERCIAL SETBACK OVERLAY (CSO) ZONES

(Site Plan Review, SPR P-2004126)

WHEREAS on September 30, 2004, an application was filed for a Site Plan Review for the construction of a four-story, 77-room 35,104-square foot Hampton Inn and Suites hotel at 3954 Sepulveda Boulevard, being that partition of the Pedro Talamantes 120 71 acre allotment of the Rancho La Ballona 0 68 acre being (Except of the Street) southeast 100 feet of Lot 13, in the Limited Commercial (C-1) Commercial (C-3), and Commercial Setback Overlay (CSO) Zones and,

WHEREAS, on December 8, 2004, the Planning Commission conducted a duly noticed public hearing on this application, considering the application, plans, staff report environmental information and all testimony presented and,

WHEREAS, in accordance with the California Environmental Quality Act, the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this project and based upon the initial study, public comments, and the record before the Planning Commission the project will not have a significant adverse impact on the environment provided certain mitigations are required, and the Planning Commission hereby adopted a Mitigated Negative Declaration, and,

WHEREAS following conclusion of the public discussion and thorough deliberation of the subject matter the Planning Commission determined by a vote of ___ to ___ that Site Plan Review SPR P-2004126 should be conditionally approved as set forth herein below

1 NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY CALIFORNIA RESOLVES AS FOLLOWS

3 SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC) Title 17, Section 37-76 7 and subject to the Conditions of Approval
5 herein the following findings are hereby made

6 1 The proposed project is in the best interest of the public health, safety, and general
7 welfare It is consistent with the General Plan Land Use Element discussion on General
8 Corridor that allows medium scale commercial uses The project acts to revitalize the
9 physical character and economic well being of this section of Sepulveda Boulevard as
10 called for in Objectives 6, by converting a vacant, blighted lot into a hotel commercial use
11 The project is consistent with Objective 8, Fiscal Health because it fosters business
12 growth, thereby increasing City revenue, by promoting an attractive, quality hotel on a site
13 that is currently vacant The project is consistent with Policy 16 E that encourages motel
14 uses near freeway off-ramps along Sepulveda Boulevard Although this project is a hotel,
15 its use is similar to a motel use and located near the 405 freeway on/off-ramp By
16 allowing the vacant lot to be developed as a hotel, the project enhances business and
17 visitor serving uses along Sepulveda Boulevard north of Culver Boulevard, as stated in
18 Objective 29 of the Northern-Central Sub-Area The prohibition of left turn movements
19 across Sepulveda Boulevard enhances traffic safety and is in the best interest of the
20 public health, safety, and general welfare The project as designed is consistent with the
21 Zoning Code The horizontal staggering of the front setback at the upper levels is
22 consistent with the overall spirit and purpose of the Commercial Setback Overlay (CSO)
23 Zone because it helps to achieve the CSO purpose of preserving and reinforcing a
24 traditional cityscape and creating a pedestrian oriented environment The proposed
25 design brings portions of the building close to the front while still providing articulation
26 through varying setbacks

27 2 The general layout and design of the site improvements such as the massing of the
28 building, building articulation, parapet architectural features distance of hotel room
29 windows to residential and commercial structures, the layout of the surface and
subterranean parking, the perimeter block wall, and the landscaping have been designed
to harmonize with the neighboring motel, apartment building, and nearby residential and
commercial uses The hotel structure is situated in a manner that provides more than the
required side and rear setbacks, distancing the structure from abutting properties The
semi-enclosed swimming pool provides privacy for both hotel patrons and adjacent
residences Its semi-enclosure design provides noise abatement Exterior earth colors
soften the massing of the structure The project does not contain exterior balconies or
walkways, providing privacy to both hotel patrons and abutting properties The alley at
the rear of the site shall only be accessible for emergency vehicles thereby eliminating the
use of the alley by hotel patrons Parking beyond municipal code requirements is
provided Parking demand generated by the hotel can be accommodated on-site

- 1 3 Building articulation, parapet architectural features, stucco finish, and a perimeter block
2 wall combined with landscaping, are consistent with existing commercial and hotel/motel
3 buildings near the project site. All mechanical equipment and parking will be screened
4 and security exterior lighting that is not obtrusive will be installed. The design of the hotel
5 will act to improve the overall look of the immediate vicinity that is characterized by a
6 vacant lot and older structures. Earthen colors including bone, sunrise, and terra cotta
7 will also add to the definition of the site and soften the massing of the building that will
8 abut both residential and commercial properties. The design of the hotel is compatible
9 with the General Corridor General Plan Land Use Designation and conforms to the
10 Primary Retail, Design and Physical Development Plan (DPDP) standards.
- 11 4 The proposed three foot landscape overhang along the perimeter walls within the parking
12 area and the landscaping at the front and rear that include flowering plants, grass and
13 trees will enhance the exterior portions of the project and reduce the perception of over-
14 massing. The landscaping compliments the architecture of the proposed hotel and
15 softens the structure for adjacent properties. The landscaping and irrigation is designed
16 to conform to the Primary Retail, DPDP standards, and conserve energy, ensure visual
17 relief, reduce heat-gain from paved areas, and provide an attractive environment for the
18 enjoyment of the general public, hotel patrons, and nearby residents. Additionally, a full
19 width commercial sidewalk with street trees will enhance the pedestrian experience along
20 the public right-of-way fronting the hotel site.
- 21 5 The existing and proposed public service facilities necessary to accommodate the project
22 such as the width and pavement of Sepulveda Boulevard, traffic control devices, sewers,
23 storm drains, proposed sidewalks, street lights, proposed street trees, fire protection
24 devices, and public utilities are provided for adequately as confirmed by the City agencies
25 that reviewed the project during the interdepartmental review process.

26 SECTION 2 Pursuant to the foregoing recitations and findings, the Planning
27 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
28 P-2004126, subject to the following conditions

29 **General Conditions/Planning**

- 30 1 The final working drawings shall conform to the preliminary development plans file
31 dated, October 26, 2004, except as noted below and otherwise noted during the City
32 permit review process.
- 33 2 The Conditions of Approval for this Site Plan Review shall be referenced on the cover
34 sheet and repeated in full on the cover sheet or attached as additional sheet(s) of the
35 final working drawings.
- 36 3 The project and its operations shall comply with all applicable codes, standards, and
37 regulations, including, but not limited to, Building Safety, Fire Department, Planning,

and Public Works code requirements and it shall comply with all applicable comments and code requirements as determined during the City's internal review process

- 4 All applicable development standards and requirements in Planning Commission Resolution No. 92-P001, Comprehensive Site Plan Review Development Standards and Conditions of Approval except as otherwise required herein shall be met. These standards as well as other conditions required in this approval shall be reflected on the plans submitted for building plan check.
- 5 The applicant shall actively advertise all opportunities for employment, contract services, and purchasing of materials to Culver City businesses and residents. The applicant shall use reasonable best efforts to solicit and utilize economical and qualified services from Culver City-based employees and businesses. The applicant shall also require the construction contractor(s) and subcontractors related to the project to advertise all construction opportunities to Culver City businesses and residents.
- 6 The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project conditions of approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
- 7 The City reserves the right to periodically inspect the premises without prior notification, to ensure ongoing compliance with all conditions of approval.
- 8 Minor modifications to building siting or design may be approved by the Planning Manager in keeping with the general design and content of the project approval.
- 9 This Site Plan Review will expire if not used within one year after the date it becomes effective unless the applicant submits an extension request and is granted the extension by the Planning Manager, Planning Commission, or City Council.
- 10 A certificate of occupancy for the approved project will be issued only upon completion of all applicable conditions of approval and required site improvements.
- 11 The applicant and contractors shall use all reasonable efforts to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems.
- 12 Conditions of approval herein shall apply to the applicant, any lessees, and any successor business that may legally assume benefit of this entitlement.

- 13 This Site Plan Review shall not become effective until the Redevelopment Agency has approved predevelopment plans
- 14 The applicant shall comply with the City's Art in Public Places requirement prior to issuance of the Certificate of Occupancy
- 15 Prior to installation of landscaping, the applicant shall provide the Planning Division three sets of detailed landscape and irrigation plans for review. The Planning Manager and the Environmental Maintenance Manager shall approve the plans prior to the installation of landscaping and irrigation
- 16 There shall be no renting of hotel rooms at hourly rates or any increment less than one full day's room rental, occupancy of all hotel rooms shall be limited to no more than thirty (30) days for any one occupant
- 17 There shall be no kitchen facilities in the hotel rooms and there shall be no permanent residence on the project site
- 18 There shall be no drop off or pick up of hotel patrons and/or luggage on the curb fronting Sepulveda Boulevard
- 19 The Community Development Director or his/her designee, or any police or, code enforcement officer, or fire inspector of the City, may at all times, inspect all hotel rooms and facilities, and may inspect the guest register and other records necessary to determine compliance with all applicable regulations including but not limited to, building safety fire, and health standards, and to verify collection and payment to the City of all taxes owed
- 20 All hotel patrons and hotel employees shall park on-site and shall not park on nearby residential streets
- 21 The hotel operator shall ensure that hotel patrons abide by all City ordinances including the nuisance ordinance and shall ensure that hotel patrons do not create excessive noise that may affect neighboring properties
- 22 The hotel operator shall ensure all graffiti is removed on a continuous basis within forty-eight (48) hours after its application
- 23 Litter shall be removed daily from the project site including all parking areas and adjacent public sidewalks, the portion of the alley at the rear that abuts the project site shall be swept or cleaned either mechanically or manually, on a weekly basis to control debris
- 24 Privacy coverings such as shades, draperies, or blinds shall be appropriately hung to cover all windows. Exterior window glass shall be without cracks, chips, or holes

1 Peeling and deteriorated paint of exterior walls must be repainted within reasonable
2 time

3 25 The exterior of the property, including adjacent public sidewalks and parking lots
4 under the control of the operator, shall be illuminated during all hours of darkness
5 during which the property is open for business in a manner so persons standing in
6 those areas at night are identifiable from the street. However, the required illumination
7 shall be placed so as to minimize interference with nearby residents and their
8 properties

9 26 An exterior light plan that conforms to Condition No. 25 above shall be submitted to
10 the Planning Manager for approval prior to building permit issuance

11 27 All areas on the property designated for landscaping, including, but not limited to,
12 lawns, planter beds, and other open surfaces without hardscape, shall be maintained
13 with properly trimmed living plant materials and without litter or debris

14 28 All containers used for the storage of trash, garbage, or recycled materials and placed
15 on the exterior of the hotel shall be maintained in a locked and screened trash
16 enclosure approved by the City

17 29 During all phases of construction (including rough grading), information that includes
18 contact names and telephone numbers for the applicant, contractor, and City, shall be
19 posted at the project site. These contact information postings shall be placed along
20 the Sepulveda Boulevard frontage, the alley along the south property line, and the
21 alley at the rear; the postings shall be visible to the public

22 **Public Works/Engineering Conditions**

23 30 A site improvement plan prepared by a civil engineer licensed in the State of California
24 shall be submitted to the Engineering Division for review, approval and permitting.
25 This plan shall show drainage of the site indicated by contours or spot elevations,
26 building pad elevations, and the design of onsite and offsite improvements with
27 sufficient dimensions and details to allow for proper construction

28 31 The applicant shall provide a geotechnical report from a State licensed geotechnical
29 engineer reporting on the suitability of the onsite soils to support the proposed
construction and shall include a liquefaction analysis. The report shall also identify
any special considerations necessary to satisfy California Building Code requirements

30 32 Upon completion of rough grading, the geotechnical and civil engineers shall submit
31 certifications and final reports in accordance with Appendix Chapter 23 of the
32 California Building Code. These certifications and reports shall be submitted to the
Engineering Division for review prior to the issuance of any building permits

- 33 Concurrent with the submittal of the site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to the Engineering Division for review and approval. The SUSMP shall be prepared in accordance with requirements of the Culver City Municipal Code, Chapter 5.05. The first ¾ of rainfall shall be treated or filtered prior to draining from the site.
- 34 Concurrent with the submittal of the site improvement plan, an erosion control plan shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street and/or storm drain system. The improvement plans shall note that the contractor shall comply with the 'California Storm Water Best Management Practice Handbook'.
- 35 A raised median, or some other obstruction, shall be installed along Sepulveda Boulevard to prevent left turn movements into or out of the project site. The raised median, or obstruction, shall be designed to the satisfaction of the City Engineer. A 'right turn' only sign shall be installed at the project's driveway accessing Sepulveda Boulevard.
- 36 The applicant shall reconstruct the entire width of the adjacent alley located along the project's easterly boundary. This work shall consist of milling the existing asphalt and repaving with a minimum of two inches of new asphalt pavement and reconstruction of the concrete gutter.
- 37 Access to the alley located along the project's easterly boundary shall be restricted to emergency access only. A wrought iron gate, or other material as approved by the Planning Division, shall be installed at the entrance to the alley. A Knox Box shall be installed, to the satisfaction of the Fire Department, for emergency access.
- 38 The existing utility poles on the project site shall be removed or relocated to the satisfaction of the City Engineer. New utility services to the proposed project shall be placed underground.
- 39 The applicant shall install a trash enclosure to the satisfaction of the City's Sanitation Division Manager. The enclosure shall be redesigned to allow direct trash pickup from the alley. The walls of the trash enclosure shall be finished or painted to match the walls of the proposed building.
- 40 The parking area shall be designed in accordance with City Council Resolution No. 87-R100, Parking Design and Layout Guidelines, and City Council Resolution No. CS-6486, Adopted Standards and Specifications for Off-Street Parking Areas. The applicant shall reconstruct the existing drive approach to a width of 25'-4" per Culver City Standard Plan CC-101-2.2 Case 1, Driveway Approach Special Use.

- 1 41 Parking lot drainage devices, concrete curb sidewalk and driveway shall be designed
2 to the latest edition of the American Public Works Association (APWA) Standard
3 Plans
- 4 42 The project's frontage along Sepulveda Boulevard shall be reconstructed with full
5 width sidewalk
- 6 43 Street trees, tree wells, and irrigation shall be installed along Sepulveda Boulevard to
7 the satisfaction of the City's Street Tree Maintenance Supervisor
- 8 44 The drive ramp leading to the basement parking shall have a maximum slope of 10%
9 extending a minimum of 12 feet, at the beginning and ending of the ramp The rest of
10 the ramp shall have a maximum slope of 20%
- 11 45 The applicant shall be responsible for the expense to repair or replace any damage to
12 the public right-of-way caused by the construction of the proposed project Such
13 repair or replacement shall be completed to the satisfaction of the City Engineer
- 14 46 Dirt hauling and construction material deliveries or removal are prohibited during the
15 morning (7 00 A M to 9 00 A M) and afternoon (4 00 P M to 6 00 P M) peak traffic
16 periods
- 17 47 During construction, dust shall be controlled by regular watering and as directed by the
18 City inspector The applicant shall comply with SCAQMD Rule 403, which requires
19 specific control actions during construction activities to control fugitive dust
- 20 48 All staging and storage of construction equipment and materials, including the
21 construction dumpster, shall be on-site only The applicant shall obtain written
22 permission from adjacent property owners for any construction staging occurring on
23 adjacent property
- 24 49 The construction contractor shall advise the Public Works inspector of the schedule
25 and shall meet with the inspector prior to commencement of work
- 26 50 Due to the change of use and increased density, this project is subject to the City's
27 Sewer Facility Charge This charge shall be paid prior to the issuance of any permit
- 28 51 Per Culver City Municipal Code 5 01 010, Ordinance No 2001-011 Solid Waste
29 Management, the Culver City Sanitation Division has the exclusive franchise for all
solid and recyclable waste material handling within the City limits

Fire Prevention Conditions

- 52 A KNOX Box shall be required for the building and KNOX key switches shall be
required to open all security gates and driveway gates