MEETING DATE 04/03/06

AGENDA ITEM Height Exception HEIGHTEX P-2005076 and Mitigated Negative Declaration Determination for the Studio R Office/Commercial Development located at 9343 Culver Boulevard in the Commercial Downtown (CD) Zone

ATTACHMENTS

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Attachment No 1

RESOLUTION NO 2006-R___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ESTABLISHING A MAXIMUM HEIGHT OF FIFTY SIX (56) FEET ABOVE GRADE WITH AN ADDITIONAL NINE (9) FEET FOR ROOF TOP STRUCTURES AT 9343 CULVER BOULEVARD IN THE COMMERCIAL DOWNTOWN (CD) ZONE

(Height Exception, HEIGHTEX P-2005076)

WHEREAS, on September 28, 2005, an application was filed for a Height Exception to allow the construction of an office/retail building with a maximum height of four (4) stories and 56 feet, with an additional nine (9) feet to accommodate a three and half foot (3 5) high parapet wall and roof top stairwell enclosures, elevator shafts and restrooms at 9343 Culver Boulevard, being a portion of Lots 18 and 19 of Tract No 2444, in City of Culver City, County of Los Angeles, State of California as per map recorded in Book 24 Pages 5 to 7, in the Commercial Downtown (CD) Zone and,

WHEREAS the proposed 56 foot high building, located on the site described above, is shown on preliminary development plans date received February 7, 2006, and,

WHEREAS on February 22 2006, the Planning Commission conducted a duly noticed public hearing on Site Plan Review, SPR P-2005075 for this project and after considering the application, plans staff report, environmental information and all testimony presented approved the Site Plan Review and

WHEREAS, on February 22, 2006 the Planning Commission when considering Site Plan Review, SPR P-2005075 and Height Exception, HEIGHTEX P-2005076 for this project and in accordance with the California Environmental Quality Act and State CEQA Guidelines (collectively CEQA) determined that the proposed project will require a certain mitigation

measure related to Cultural Resources to reduce certain impacts on the environment and adopted a Mitigated Negative Declaration, and

WHEREAS also on February 22, 2006, the Planning Commission, recommended that the City Council conditionally approve Height Exception HEIGHTEX P-2005076, that establishes a maximum height of 56 feet for the project, and,

WHEREAS on April 3, 2006, the City Council conducted a duly noticed public hearing on this Height Exception application considering the application plans, staff report environmental information and all testimony presented, and,

WHEREAS the City Council acknowledges and agrees with the Planning Commission' s CEQA action and finds that no new significant environmental impacts were identified other than those analyzed in the adopted Mitigated Negative Declaration, thereby satisfying the environmental finding for the Height Exception and,

WHEREAS following conclusion of the public discussion and thorough deliberation of the subject matter, the City Council conditionally approved Height Exception HEIGHTEX P-2005076 by a vote of __ to __, as set forth herein below

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA RESOLVES AS FOLLOWS

SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 17, Section 17 300 025 C 1, Exceptions to the Maximum Height Regulations the following findings are made

1 The project is consistent with the Design for Development (DFD) for the Downtown area as established by the Culver City Redevelopment Agency because the project design includes articulation with the use of varied building materials, balconies, and ground level patios while providing little or no street fronting setbacks, thereby bringing the pedestrian closer to the project s street level uses As a proposed retail and/or restaurant use for the ground level, the project complies with the DFD s goal to encourage and enhance a pedestrian friendly environment The proposed height is

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consistent with the 56 foot height regulation for Parcel B located across the street and south of the project site and will be complimentary to the existing 64 foot high Ince Parking Structure and the 82 foot, 4 inch high Culver Hotel both of which are located in Downtown and in close proximity to the project site Overall the project enhances and encourages economic development by providing new office and retail space

2 The project has been designed to be broken down into a two story element at the corner of the alley and Culver Boulevard, complimenting the two story scale of the Citizen' s Building and its entry portals are the same scale and of similar nature as the historic building The architecture ensures the harmonious appearance of the site and surrounding buildings and is consistent with development standards for the Commercial Downtown (CD) Zone Further, the project will revitalize the character and economy of Downtown by adding new office and retail space within a new building with a modern design

3 Other than the height exception request, the project is in compliance with all zone standards and regulations for the Commercial Downtown (CD) Zone With a City Council established height the project' s height will also be in conformance with the Zoning Code as this process is allowed in the Code

4 The project is consistent with the General Plan and all other development standards and will not impact the adjacent historic Citizen s Building

SECTION 2 Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California hereby approves Height Exception, HEIGHTEX P-2005076 for the project described above and shown on plans file dated February 7, 2006, that establishes a maximum height of 56 feet with an additional nine (9) feet to accommodate a three and half foot (3 5) high parapet wall and roof top stairwell enclosures, elevator shafts and restrooms subject to the following Conditions of Approval

1 Height Exception, HEIGHTEX P-2005076 shall be subject to all Conditions of Approval as stated in Planning Commission Resolution No 2006-P003 for Site Plan Review SPR P-2005075

2 Height Exception, HEIGHTEX P-2005076 shall be null and void if Site Plan Review SPR P-2005075 (i) is appealed to the City Council and the City Council does not approve or conditionally approve it or (ii) expires pursuant to Condition No 3, below

3 The expiration of Height Exception, HEIGHTEX P-2005076 shall be in accordance with the expiration of Site Plan Review SPR P-2005075 as noted in Planning Commission Resolution No 2006-P003

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APPROVED and ADOPTED this _____day of _____ 2006

_____
Albert Vera, MAYOR
City of Culver City California

ATTEST

APPROVED AS TO FORM

_____
CHRISTOPHER ARMENTA,
City Clerk

_____
CAROL A SCHWAB,
City Attorney

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Attachment No 2

Culver CITY

(310) 253 5710
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PLANNING DIVISION

9770 CULVER BOULEVARD CULVER CITY CALIFORNIA 90232 0507

INITIAL STUDY

SUBJECT TO CHANGE

ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

Project Title	Site Plan Review SPR P 2005075 and Height Exception, HEIGHTEX P-2005076 The Studio R Building Office Retail Development		
Lead Agency Name & Address	City of Culver City, Planning Division 9770 Culver Blvd , Culver City CA 90232		
Contact Person & Phone No	Jose Mendivil, Associate Planner (310) 253-5757		
Project Location/Address	9343 Culver Boulevard		
Nearest Cross Street	Culver Boulevard between Canfield Avenue and Main Street	**APN**	4206-030-013
Project Sponsor's Name & Address	Robert Lawrence 25 Buccaneer Street Marina del Rey CA 90292 Attn Robert Lawrence 310-990-9937		
General Plan Designation	Downtown	**Zoning**	Commercial Downtown(CD)
Redevelopment Project Area	Component Area No 3		
Overlay Zone/Special District	N/A		

Project Description and Requested Action Demolition of a 4,200 square foot office building and construction of a new 4-story 56 foot high, 16,821 square foot building to be used mainly for offices with some retail and restaurant uses on the ground floor

Existing Conditions of the Project Site
Single story 4 200 square foot office building occupying entire site

Surrounding Land Uses and Setting *(Briefly describe the project s surrounding)*

West Two-story historic office building (Citizen Building)
East Alley and single-story restaurant (Pacifico's Restaurant)
North Single-story office building
South Surface parking across Culver Boulevard (Parcel B)

Other public agencies whose approval is required *(e g permits financing approval or participation agreement)*
Culver City Redevelopment Agency

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a Potentially Significant Impact as indicated by the checklist on the following pages

- ☐ Aesthetics
- ☐ Agriculture Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology /Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☐ Land Use / Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population / Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Utilities / Service Systems
- ☐ Mandatory Findings of Significance

ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent A **MITIGATED NEGATIVE DECLARATION** will be prepared

☐ I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** is required

☐ I find that the proposed project **MAY** have a potentially significant impact or potentially significant unless mitigated impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets An **ENVIRONMENTAL IMPACT REPORT** is required but it must analyze only the effects that remain to be addressed

☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION** including revisions or mitigation measures that are imposed upon the proposed project nothing further is required

FISH AND GAME FEE (AB 3158)

☒ I find that the proposed project **WILL NOT** have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend I find that the proposed project **IS EXEMPT** from the Fish and Game fee A Certificate of Fee Exemption will be prepared for this project

☐ I find that the proposed project **IS NOT EXEMPT** from the Fish and Game fee

Jose Mendivil — 2/1/06

Signature — Date

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Jose Mendivil — *Associate Planner*

Case Manager — Title

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources including but not limited to trees rock outcroppings and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland Unique Farmland or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which due to their location or nature could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate sensitive or special status species in local or regional plans policies or regulations or by the California Department of Fish and Game or U S Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans policies regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh vernal pool coastal etc) through direct removal filling hydrological interruption or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan Natural Community Conservation Plan or other approved local regional or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064 5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064 5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains including those interred outside of formal cemeteries?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects including the risk of loss injury or death involving				
i) Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic related ground failure including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off site landslide lateral spreading subsidence liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil as defined in Table 18 1 B of the Uniform Building Code (1994) creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport use or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962 5 and as a result would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS *(continued)*				
f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e g the production rate of pre existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss injury or death involving flooding including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche tsunami or mudflow?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan specific plan local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE --Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area either directly (for example by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios response times or other performance objectives for any of the public services				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i e result in a substantial increase in either the number of vehicle trips the volume to capacity ratio on roads or congestion at intersections)?	☐	☐	☒	☐
b) Exceed either individually or cumulatively a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e g sharp curves or dangerous intersections) or incompatible uses (e g farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV TRANSPORTATION (Continued)				
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies plans or programs supporting alternative transportation (e g bus turnouts bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS --Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project s projected demand in addition to the provider s existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project s solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal state and local statutes and regulations related to solid waste?	☐	☐	☒	☐
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment substantially reduce the habitat of a fish or wildlife species cause a fish or wildlife population to drop below self sustaining levels threaten to eliminate a plant or animal community reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects the effects of other current projects and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?	☐	☐	☐	☒

XVIII EARLIER ANALYSES

Not Applicable

XIX DISCUSSION

Discussion of Initial Study Checklist responses

I. AESTHETICS

a) and b) No Impact	The project is not located in or near a scenic vista or along a state scenic highway no impacts relative to scenic vistas and scenic resources along state scenic highways are expected of this project
c) and d) Less Than Significant Impact	The project is adjacent to an historically registered building and its proposed height is not consistent with heights of immediately surrounding structures including the historic structure However its design and massing will not overtake the historic structure or obstruct its view from the street The style architecture and color schemes will compliment the historic building Further the project will require a Height Exception which is a conditioned discretionary approval The new four story structure will have more glazing than the building that is currently on the site There will be an increase in the amount of internal lighting emanating from the project The discretionary approval for the project will require implementation of all applicable City zoning standards and design guidelines including a requirement that all lighting not project onto or create a nuisance for adjacent public rights of–way and private properties Through these code and design requirements there will be no significant impacts adversely affecting the adjacent historic building or views in the area

MITIGATION MEASURE(S) None Required

II. AGRICULTURE RESOURCES:

a) through c) No Impact	The project site is not located on land identified utilized or zoned for agricultural purposes and there is no known Williamson Act contract in effect on the project site

MITIGATION MEASURE(S) None Required

III. AIR QUALITY:

a) through d) Less Than Significant Impact e) No Impact	Future new development in any portion of Culver City will contribute both at the project level and cumulatively to pollutant emissions over existing non-attainment conditions due to both construction and operation of individual projects This project does not require a traffic study due to the projected number of trips as determined by using the Institute of Transportation Engineers Trip Generation Manuel 6th Edition Volume 1 of 3 The projected number of AM and PM peak hour trips is below the City's threshold for requiring a traffic study If a proposed project is consistent with the city's General Plan and Zoning Code the project s operational impacts are considered to be factored into the SCAQMD s regional air quality models and is therefore consistent with regional air quality plans This project as proposed is consistent with Culver City s General Plan and Zoning Code Per the SCAQMD CEQA Handbook the threshold of significance for operations of an office building is 96 221 square feet and the threshold of significance for construction of an office building is the construction of 559 000 square feet of gross floor area within one quarter With a proposed square footage of 16 821 square feet on a 4 299 square foot site this project is below the SCAQMD thresholds of significance The proposed restaurant use is also below the thresholds of significance By their nature both office and restaurant uses do not create objectionable odors Restaurants may emit cooking odors from ovens and grills but these would not be considered objectionable Air quality impacts resulting from construction and operation of this project will not be significant Additionally because the project s operations are factored into regional air quality models the cumulative air quality impacts are less than significant The project applicant will be required to comply with SCAQMD Rule 403 which provides specific control actions to be implemented during construction activities to control fugitive dust

MITIGATION MEASURE(S) None Required

IV. BIOLOGICAL RESOURCES:

a) through f) No Impact	There is no impact to biological resources because the project is located in an urbanized area surrounded by existing disturbed land and development Existing conditions at the project site indicate that there are no biological resources as identified by the California Department of Fish and Game or US Fish and Wildlife Service or federally protected wetlands as defined by the Clean Water Act There is no identifiable migratory wildlife corridors on the project site the project site is not subject to a City policy/ordinance protecting biological resources and is not subject to a habitat conservation plan MITIGATION MEASURE(S) None Required

V. CULTURAL RESOURCES:

a) Potentially Significant Impact Unless Mitigation Incorporated	The project site is adjacent to the Citizen s Building a structure with a "Landmark" designation in Culver City s local cultural resources register and included in the National Register of Historic Places This project s proposed height is approximately 21 feet 6 inches taller than the street facing frontage of the 34 foot 6 Inch high Citizen Building The project s massing height proximity to the historic Citizen Building and modern architecture could potentially impact the historic structure However as part of the entitlement process the project will require discretionary review of a Height Exception The Height Exception will be conditioned appropriately minimizing impacts to the historic building As part of the Site Plan Review a mitigation measure will be incorporated that requires maintaining visibility of the historic building s street and partial side architectural façade This requirement will reduce potential impacts to a level that is less than significant MITIGATION MEASURE(S) CR-1 Final design of the project shall not result in the obstruction of the east side of the Citizen Building s historic, street facing, architectural façade that is currently exposed Any future tenant improvements and/or building additions to this project shall comply with this mitigation measure
b) through d) Less Than Significant Impact	The project site is located in an urbanized area surrounded by existing disturbed land and development There are no known archaeological paleontological or human remain resources on the site and no significant impacts relative to these specific cultural resources are expected to occur Should such resources surface during construction of the project the applicant will be subject to the appropriate State and/or Federal laws that regulate the proper handling of these types of artifacts MITIGATION MEASURE(S) None Required

VI. GEOLOGY AND SOILS:

a-i) through a-iii) and b) through d) Less Than Significant Impact	The project site is located near earthquake faults in an area of active seismic activity (Southern California) However the project site will be constructed to meet all Uniform Building Code requirements and will be required to be reinforced to comply with City and State seismic standards Existing conditions of the project site along with application materials indicates the site is considered suitable for the proposed development relative to geotechnical concerns
a-iv) and e) No Impact	The project site is located in an urbanized area surrounded by existing disturbed land and development It is not within an identified landslide area and the project site is serviced by the City sewer system MITIGATION MEASURE(S) None Required

VII. HAZARDS AND HAZARDOUS MATERIALS:

a) through c) and g) Less Than Significant	Environmental information submitted by the applicant with the project plans and application materials indicates that no hazardous materials will be utilized or emitted at the project site Adverse impacts relative to health hazards are expected to be less than significant Any future use of hazardous materials will be required to obtain the necessary approvals from the Culver City Fire Department in compliance with applicable Fire Code regulations
d) through f) and h) No Impact	The site is not on a list of hazardous materials sites is not located within an airport land use plan not within the vicinity of a private airstrip and not near potential wild land fire areas

MITIGATION MEASURE(S) Non Required

VIII. HYDROLOGY AND WATER QUALITY:

a) through f) Less Than Significant Impact	Grading and building plans will be reviewed and approved by the City's Building Safety and Engineering Divisions to assure that on and off-site drainage will not create significant impacts to drainage facilities groundwater quality and quantity The project will require the preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP) along with a Maintenance Agreement and Transfer The SUSMP plan must be prepared by a registered civil engineer and reviewed by the Engineering Division for approval prior to the issuance of any permits The City will require the project to be designed to effectively prohibit the entry of pollutants from the construction site into the public street and storm drain system The construction contractor will be required to comply with the California Storm Water Best Management Practice Handbook
g) through j) No Impact	The project will not place housing or structures within a 100 year flood hazard area it is not within a dam inundation zone or subject seiches tsunamis or mudflows

MITIGATION MEASURE(S) None Required

IX. LAND USE AND PLANNING:

b) Less Than Significant Impact

The proposed project is consistent with the Downtown General Plan Land Use designation in that its design and massing can be characterized as a medium scaled commercial use (as called for in the General Plan) Its proposed street level retail and/or restaurant use will encourage a pedestrian friendly environment By bringing in new office users retailers and restaurant operators the project will be consistent with Objective 22 of the General Plan Land Use Element that calls for encouragement of reinvestment in the Downtown area The new design with its vertical and horizontal elements gray stone wood shading aluminum and glazing façade features 4th floor balcony and street level patio will improve the visual quality and pedestrian environment (Objective 22) of the immediate area Objective 6 of the Land Use Element calls for the revitalization of the physical character and economic well being of the commercial corridors As noted above the project site will revitalize the character and economy of Downtown by adding new office and retail space within a new building with a modern design By providing new commercial and retail square footage the project will foster business growth and potentially increase City revenues through new business establishments that will serve the local and regional community (Objective 8 of the General Plan)

Based on the City's review of the application the proposed office and retail/restaurant uses are permitted in Commercial Downtown (CD) Zone the project will be consistent with the City's Zoning Code Future uses will also be reviewed for consistency and compliance with Zoning and General Plan requirements However the project will require a Height Exception approval prior to issuance of building permits which is a process that is allowed in the Zoning Code and requires approval by the City Council The Height Exception approval will be discretionary and subject to conditions of approval that minimize impacts As part of the review for the Height Exception a Shade and Shadow study was required The Shade and Shadow study illustrates that the project will create the greatest impacts to the rear of the adjacent office building (Citizen s Building) in the morning during the Winter Solstice and to the Pacifico s Restaurant in the afternoon, also during the Winter Solstice It must be noted that the current building on the project site is directly adjacent to the Citizen s Building with no setback Therefore there are no current shading issues as there are no windows on the side of the Citizen s Building adjacent to the project site Shading caused by the new building will affect only the roof of the Citizen s Building Shading during the Summer Solstice causes the least amount of shading impacts and during the afternoon of the vernal/autumnal equinoxes Pacifico s Restaurant is substantially shaded This study takes into account the most severe shading occurring only on one day (Winter Solstice) the least severe shading also occurring only on one day (Summer Solstice) and two intermediate periods (Vernal and Autumnal Equinoxes) Overall the impacts are not significant It is expected that in a downtown setting structures of varying heights will be situated close to or at zero setback from each other and that the taller buildings will shade the shorter structures Additionally there are no residential units immediately adjacent to the project site Shading will occur on commercial/retail buildings and surface parking areas

a) and c) No Impact

The project will not physically divide an established community and the project site is not subject to a habitat conservation plan or natural community conservation plan

MITIGATION MEASURE(S) None Required

X. MINERAL RESOURCES:

a) & b) No Impact

Materials submitted with the application and City records indicate that there are no mineral resources on or within the project site

MITIGATION MEASURE(S) None Required

XI. NOISE:

a) through d) Less Than Significant Impact	The proposed project is not expected to generate significant noise levels during operations Noise caused by the project will be consistent with the surrounding urbanized area Ambient noise potentially affecting users of the project will be dampened by Building Code required construction for office buildings Grading and construction activities will be conducted during the appropriate hours as allowed by the Culver City Municipal Code The project will be conditioned to require the applicant s contractor to use construction equipment with state-of the art noise shielding and muffling devices to alleviate potential noise impacts Both applicant and City contact information will be posted on the project site to direct individuals wishing to report noise and other construction activity complaints During construction the project will be subject to both the noise element and to restricted hours of construction as noted in the Culver City Municipal Code
e) f) No Impact	The project site is not within an airport land use plan and is not within the vicinity of a private airstrip

MITIGATION MEASURE(S) None Required

XII. POPULATION AND HOUSING :

a) through c) No Impact	The proposed project is for an office/retail/restaurant type use and will not include permanent housing The site is currently a one story office building and no existing housing will be removed as a result of construction No significant impacts to population or housing are associated with the project

MITIGATION MEASURE(S) None Required

XIII. PUBLIC SERVICES:

a) Less Than Significant Impact	With an increase of 12 522 square feet of office space for this project (from what is currently on the project site) there will be a potential increase in the City s employment base However the project will comply with all applicable California Building and Fire Codes and impacts to fire protection are expected to be less than significant Impacts to schools are expected to be less than significant because any increase in the student body due to new employees of the project moving into Culver City and enrolling their children in local schools will be minimal Maintenance of public facilities and requirements for other public services associated with the project are expected to be incidental and no significant adverse impacts are expected With an increase in the intensification of the project site due to increased square footage and employment the need for Police protection will potentially increase around the project site However the intensification of the site is minimal and impacts to Police protection will be less than significant

MITIGATION MEASURE(S) None Required

XIV. RECREATION:

a) Less Than Significant Impact	The proposed project is for office/retail/restaurant use that will intensify the site with increased square footage An increase in the employee population could potentially increase use of local parks however this increase in this population is not expected to be significant and impacts to recreational facilities are expected to be less than significant
b) No Impact	This office/retail/restaurant project does not require the expansion/construction of new recreational facilities

MITIGATION MEASURE(S) None Required

XV. TRANSPORTATION/TRAFFIC:

a) b) f) Less Than Significant Impact	With intensification of the project site there will be an increase in vehicle trips potentially effecting level of service for local streets and highways However based on vehicle trip calculations using the Institute of Transportation Engineers Trip Generation Manuel 6th Edition the projected number of AM and PM peak hour trips is below the City s threshold for requiring a traffic study Impacts to traffic are expected to be less than significant Parking for the project will be provided in various City parking structures however street parking adjacent to the project site may be eliminated due to a proposed street realignment This potential realignment is independent of the project
c) d) e) g) No Impact	The project is not within the vicinity of an airport and the nature of its operations (office/retail/restaurant) will not result in increased traffic patterns The project will be located wholly within private property along a developed Downtown area with no requirements for roadway changes or elimination of current emergency access routes Current roadway design features in the project site area are compatible with this project and surrounding Downtown uses The project does not conflict with alternative transportation policies and does not require elimination of bus stops/turnouts

MITIGATION MEASURE(S) None Required

XVI. UTILITIES AND SERVICE SYSTEMS:

f) g) Less Than Significant Impact	With increased utilization of the project site there will be an increase in solid waste from what the site currently produces However this increase in solid waste is less than significant and landfills have the capacity to handle the project site s waste As a new development the project will be subject to all applicable regulations related to solid waste
a) through e) No Impact	The proposed project will connect to existing utilities available to provide adequate services to the project site and no significant adverse impacts to utilities are expected because of the project

MITIGATION MEASURE(S) None Required

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Potentially Significant Impact Unless Mitigation Incorporated	With regards to historic environmental resources potential impacts to the adjacent historic structure will be reduced below the level of insignificance through Mitigation Measure CR-1 Otherwise the project which is located in a developed urbanized area will not have significant impacts to any plant or animal wildlife resource
b) Less Than Significant Impact	Because the project will result in increased square footage and the intensification of the project site there will be some project level and cumulative impacts where none existed before However this intensification is a relatively small square footage increase and it will not result in significant impacts No mitigation measures with regard to cumulative impacts are required
c) No Impact	The project which is located in a developed urbanized area is an office/retail/restaurant development and will not cause substantial adverse effects on human beings No mitigation measures with regard to impacts on human beings are required

Studio R Building
SPR P 2005075 & HEIGHTEX P 2005076
February 1 2006

MITIGATION MONITORING PROGRAM

The following environmental mitigation measures shall be incorporated into the project development as conditions of approval The project applicant shall secure a signed verification for each of the mitigation measures which indicates that mitigation measures have been complied with and implemented and fulfills the City environmental and other requirements (Public Resources Code Section 21081 6) Final clearance shall require all applicable verification as included in the following table The City of Culver City will have primary responsibility for monitoring and reporting the implementation of the mitigation measures unless otherwise indicated The mitigation measures have been identified by impact category and numbered for ease of reference

MITIGATION MONITORING PROGRAM
Studio R Building
SPR P-2005075 & HEIGHTEX P 2005076

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPT.:	SIGNATURE:	DATE:
CULTURAL RESOURCES				
CR-1 Final design of the project shall not result in the obstruction of the east side of the Citizen Building s historic street facing architectural façade that is currently exposed Any future tenant improvements and/or building additions to this project shall comply with this mitigation measure	Prior to issuance of building permits Ongoing	Planning Historic Preservation Coordinator		

References Utilized

1 N/A

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Attachment No 3

City of Culver City, California

Planning Commission Agenda Item Report

Meeting Date February 22, 2006	Item Number PH-2
AGENDA ITEM Site Plan Review, SPR P-2005075 and Height Exception, HEIGHTEX P-2005076 to Allow the Construction of a 4-Story Office Building with Ground Floor Retail and/or Restaurant Uses at 9343 Culver Boulevard in the Commercial Downtown(CD) Zone	
Contact Person/Dept Jose Mendivil, Associate Planner	Phone Number (310) 253-5757
Public Hearing [X] Action Item []	Attachments [X]
Public Notification: On February 1, 2006, notices were mailed to all property owners and occupants within a 300 radius of the site, extended to end of city block, and courtesy notices were mailed to the Culver City Chamber of Commerce, Downtown Business Association, Culver City Homeowners Association, Tom Camarella, Marta Zaragoza, Sandi Levin, and the Cultural Affairs Commissioners. On February 1, 2006, an e-mail notification was sent to the Master Notification List and the site was posted.	
Planning Approval: Thomas Gorham on 2/13/06	

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 implemented (Attachment No 4)

2 Approve Site Plan Review, SPR P-2005075 to allow the Demolition of a 4,200 square foot office building and construction of a new 4-story, 56 foot high, 16,821 square foot office building with ground floor retail and/or restaurant uses, subject to Conditions of Approval as stated in draft Resolution No 2006-P003 (Attachment No 5), and,

3 Recommend that the City Council approve Height Exception HEIGHTEX P-2005076 to allow the Construction of a 4-story, 56 foot high building, subject to Conditions of Approval as stated in draft Resolution No 2006-P004 (Attachment No 6)

PROCEDURES

1 Chair seeks motion to receive and file affidavit of mailing and posting 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 and receives public testimony

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4 Chair seeks a motion to close the public hearing after all testimony has been presented
5 Commission discusses the matter and arrives at its decision

BACKGROUND

General Information

See Attachment Nos 1, 2, and 3 - Project Summary, Area Map, and Aerial Photo of Area - respectively

Existing Conditions and Project Description

Currently the site is developed with a single story, 4,299 square foot office building with zero setbacks On its west side, it abuts the Citizen's Building, a structure with a 'Landmark designation in Culver City s local cultural resources register and included in the National Register of Historic Places The rear abuts an office building, the east side is adjacent to an alley separating the site from Pacifico s Restaurant, and the front faces Culver Boulevard Parking for the site is currently provided through downtown pooled parking

The applicant proposes to demolish the structure and construct a four story, 16,821 square foot building that will house his current office tenants (who are engaged in entertainment and art related fields) and create additional office space In addition, the ground floor will be dedicated for retail and/or restaurant use The ground floor will incorporate a sidewalk patio area in the front that wraps around the alley frontage that could be used for outdoor dining A balcony on the fourth floor and a roof top deck that could accommodate special events for tenants only is also proposed Due to the proposed square footage, the project requires Planning Commission approval of a Site Plan Review A City Council approved Height Exception is required because the proposed height of four stories and 56 feet exceeds the Commercial Downtown (CD) Zone height limit for the north side of Culver Boulevard which is the greater of three stories and 44 feet

ANAYLSIS

Parking and Circulation

Pursuant to the CD Zone office parking ratio of 3 4 per 1000, the current building at 4,299 square feet, requires 15 parking spaces They are considered to be

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provided through Downtown pooled parking located in various Downtown City parking structures and lots In calculating the new parking requirement, these 15 spaces are determined to be met and only the additional parking must be provided based on the parking standards for the CD Zone At 16,821 square feet, the new building requires 54 parking spaces This is based on 12,849 square feet of office (at the 3 4 per 1000 CD Zone office ratio) and 3,972 of retail and/or restaurant use (at the 2 5 per 1000 CD Zone retail/restaurant ratio) Taking into account the 15 parking spaces noted above, the project requires an additional 39 parking spaces which will also be provided from Downtown pooled parking A finding and condition in the Site Plan Review resolution (Attachment No 5) will reflect this parking arrangement

The Downtown parking structures, constructed and operated by the Redevelopment Agency, are designed to accommodate adequate circulation, ingress and egress, and handicap stalls Adequate Downtown signage directs pedestrians to and from the parking structures Loading for the site will occur either on the alley or off of street parking that is fronting or near the site

Traffic

Based on vehicle trip calculations using the Institute of Transportation Engineers Trip Generation Manuel, 6th Edition, the projected number of AM and PM peak hour trips (37 4 and 41 5 respectively) is below the City's threshold of 100 trips for requiring a traffic study In addition, the calculations are below the threshold of 50 trips for requiring a study at the discretion of the Planning Manager and Public Works Director Further, current roadway design features in and around the project site are compatible with this project and surrounding Downtown uses

Trash Collection

The site s trash will be deposited in a trash compactor used by businesses located on Culver Boulevard between Canfield Avenue and Main Street The compactor is located in the Redevelopment parking lot north of the Pacifico s parking lot Due to the square footage increase, the applicant will be required to upgrade the trash compactor to process the added waste This will require installing a larger compacter at its current location which based on initial review by Public Works staff, can be achieved without eliminating a parking space A condition in the draft Site Plan Review Resolution (Attachment No 5) will address this issue The site plan (Attachment No 11) indicates that there is an on-site trash enclosure area on the east side facing the alley This trash enclosure area will only be used to deposit recyclable materials, City sanitation crews will pick up the recyclable materials

Compatibility with the General Plan and Surrounding Uses

The proposed project is consistent with the 'Downtown General Plan Land Use designation in that its design and massing is intended for a medium scaled commercial use (as called for in the General Plan) Its proposed street level retail and/or restaurant uses will encourage a pedestrian friendly environment The project is consistent with Objective 22 of the General Plan Land Use Element that encourages reinvestment in the Downtown area because the project will potentially bring in new office users, retailers, and restaurant operators By providing new commercial and retail space, the project will foster business growth and potentially increase City revenues through new business establishments that will serve the local and regional community (Objective 8 of the General Plan) As a space for office and retail/restaurant users, the project will be compatible with surrounding downtown uses that include nearby restaurants, retailers, and offices

Architecture

The new design with its vertical and horizontal elements, gray stone, wood shading, aluminum, and glazing façade features, 4th floor balcony, a roof top balcony, and street level patio will improve the visual quality of the immediate area and encourage a pedestrian environment A prominent element of the street and alley facing façades is the glazing that acts as a new visual attractor With exterior lighting and any interior lighting emanating from the new structure, this visual quality will be enhanced at twilight and during evening hours The aluminum, wood, and stone elements will provide further contrasts that do not clash, but complement the glass walls Stucco walls with some articulation at the rear and west elevations assume potential future build out of adjacent properties that could potentially cover these elevations Objective 6 of the Land Use Element calls for the revitalization of the physical character and economic well being of commercial corridors As noted above, the project site will revitalize the character and economy of Downtown by adding new office and retail space within a new modern design Discussions on the adjacency to the historic Citizen s Building and height are included further down in this staff report

Art in Public Places Program

The applicant is proposing to meet their Art in Public Places requirement by installing an art piece on the site facing Culver Boulevard To date no proposed art piece has been submitted for review The Cultural Affairs Commission will review and approve the proposed art piece The art requirement must be satisfied prior to issuance of a Certificate of Occupancy

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Contextual Appropriateness of Proposed Building Relative to the Citizen s Building

According to the applicant s architect, a key objective was to design a structure that embraces the future with progressive elements (glazing juxtaposed with metal, aluminum, and gray stone at sharp vertical and horizontal orientations) while maintaining a link to the past According to the architect, the proposed structure responds to its historic neighbor, the Citizen's Building, by being as transparent and as diametrically different as possible, thereby acting as a background for the Citizen s Building Even though the building will be a four story structure, it has been designed to be broken down into a two story element at the corner of the alley and Culver Boulevard, complimenting the two story scale of the Citizen's Building The structure's entry portals are exactly the same scale and of similar nature as the historic building and through careful use of quality materials such as stone, create a sense of permanence and touch similar to what is present at the Citizen s Building The relationship between the two buildings will not be literal, but rather symbolic, which according to the architect is a key aspect of Modern Architecture Attachment No 9 includes the architect s written comments regarding comparisons and contrasts of the two structures

Staff believes that the design does not mimic, but instead compliments the Citizen s Building and agrees with the architect's assessment Further, a mitigation measure in the Mitigated Negative Declaration (Attachment No 4) requires the applicant to not cover that portion of the Citizen's Building street fronting façade that raps around about six feet on its east elevation This mitigation would only be applicable to the currently exposed side façade and would not prevent the applicant from building over that portion of the side façade that is currently covered by the applicant s existing building Attachment No 7, a photographic simulation, more clearly displays this interface than the East Elevation shown in the Plans (Attachment No 11)

Discussion on Height Exception

Staff is supporting the height exception request As an overall design for Downtown, the 56 foot high structure with an additional nine feet of parapet walls and roof top stair well enclosures, elevator shafts, and restrooms will not contradict the small to medium scale objectives for Downtown buildings The project s use objectives and other development features (setbacks and parking) are consistent with the Zoning Code and General Plan Land Use Element Additionally the building will be compatible with existing and future buildings that are, or will be, developed with heights exceeding Zoning Code limits This project will complement nearby Downtown structures such as the Culver Hotel at 82 feet, 4 inches, the Ince Parking Structure at 64 feet and the future

development of Parcel B , the surface parking lot south of the site, entitled for a 56 foot high structure The applicant has submitted a written statement regarding their request for a height exception (Attachment No 9)

According to the applicant, a 56 foot limit is a reasonable height for today's building and leasing standards for office space and ground floor retail and/or restaurant space Specifically, modern office buildings require a clear nine foot or higher floor to ceiling space and additional room for structural beams and air conditioning systems The applicant also informs that restaurant and retail tenants are increasingly asking for high ceiling spaces approaching 20 feet or more in order to have a viable merchandizing approach and remain competitive

The applicant's development proposes only a 15 foot, 6 inch ground level floor to floor height and a 13 foot, 6 inch floor to floor height for the remaining levels They strongly feel that the economic viability of their small lot requires the additional height and the number of levels requested They believe that the various levels of use proposed can not be under the acceptable minimum standards in the industry for marketability and leasability purposes

Further, the applicant argues that due to a shortage of viable land to build on, a more vertical approach to office/retail developments along commercial corridors will be necessary Consequently, they feel a 4 story, 56 foot high building is justified They have stated that they have the support of their neighbors

Shade and Shadow Study

Because of the Height Exception request, the City required a Shade and Shadow Study (Attachment No 10) The Shade and Shadow Study illustrates that the project will create the greatest impacts to the rear of the adjacent office building (Citizen s Building) in the morning during the Winter Solstice and to the Pacifico's Restaurant in the afternoon, also during the Winter Solstice It must be noted that the current building on the project site is directly adjacent to the Citizen s Building and has no setback Therefore, there are no current shading issues as there are no windows on the side of the Citizen s Building adjacent to the project site Shading caused by the new building will affect only the roof of the Citizen s Building Shading during the Summer Solstice causes the least amount of shading impacts and during the afternoon of the vernal/autumnal equinoxes, Pacifico s Restaurant is substantially shaded

This study takes into account the most severe shading, occurring only on one day (Winter Solstice), the least severe shading, also occurring only on one day (Summer Solstice) and two intermediate periods (Vernal and Autumnal Equinoxes) Overall the impacts are not significant It is expected that in a

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downtown setting structures of varying heights will be situated close to, or at zero setback, from each other and that the taller buildings will shade the shorter structures Additionally there are no residential units immediately adjacent to the project site and shading will occur on commercial/retail buildings and surface parking areas

LEGAL STANDARD FOR DECISION/PROJECT FINDINGS

Culver City Municipal Code (CCMC) Title 17, Zoning, Section 17 540 020 requires that certain findings must be made before an application for a Site Plan Review can be approved Although a Height Exception does not require findings, staff has determined that findings can be made Staff believes that all findings can be made for Site Plan Review, SPR P-2005075 and Height Exception, HEIGHTEX P-2005076, if approved and subject to the recommended Conditions of Approval found in proposed Resolution Nos 2006-P003 and 2006-P004 (Attachment Nos 5 and 6)

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) guidelines this project has been determined to have less than significant impacts on the community provided a mitigation measure relating to Cultural Resources is incorporated, a Mitigated Negative Declaration (MND) has been prepared A mitigation measure protecting the Citizen's Building has been proposed and is both in the MND (Attachment No 4) and in Resolution No 2006-P003 (Attachment No 5) as a condition of approval

COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD

As of the writing of this staff report, no comments have been received other than initial concerns expressed by the owner of the Citizen s Building With the mitigation measure (noted above) in place, they are satisfied with the project

FISCAL IMPACT

As a current office use the site generates business tax revenue for the City, the Redevelopment Agency, and other non-city agencies This revenue source will potentially increase with added office space and new retail/restaurant space

ALTERNATIVE OPTIONS

The following alternative actions may be considered by the Planning Commission

1 Adopt a Mitigated Negative Declaration finding and approve the applications with the recommended conditions of approval if the applications are deemed to meet the required findings

2 Adopt a Mitigated Negative Declaration finding and approve the applications 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 applications if they do not meet the required findings and not adopt a Mitigated Negative Declaration finding

ATTACHMENTS

1 Project Summary
2 Area Map
3 Aerial Photo of Area
4 Mitigated Negative Declaration
5 Draft Planning Commission Resolution No 2006-P003 (Site Plan Review)
6 Draft Planning Commission Resolution No 2006-P004 (Height Exception)
7 Photographic Simulations of Interface with Historic Structure
8 Other Photographic Simulations
9 Applicant s Written Statements on Height Exception and Effects on Historic Structure
10 Shade and Shadow Study
11 Plans Dated February 7, 2006

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Attachment No 4

PROJECT SUMMARY

APPLICATION TITLE & CASE NO

The Studio R Building Office/Retail Development Site Plan Review SPR P-2005075 and Height Exception HEIGHTEX P-2005076 to Allow the Demolition of a 4 200 Square Foot Office Building and Construction of a 4-Story 56-Foot High 16 821-Square Foot Office Building With Retail and/or Restaurant uses on the ground floor at 9343 Culver Boulevard in the Commercial Downtown (CD) Zone

PROJECT ADDRESS/LOCATION	APPLICANT INFORMATION
9343 Culver Boulevard (between Canfield Avenue and Main Street)	Robert Lawrence 25 Buccaneer Street Marina del Rey CA 90292 310-990-9937

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 Height Exception

APPROVAL BODY ☒ Public Hearing ☐ Public Meeting ☐ Administrative

- ☐ Administrative
- ☒ Planning Commission
- ☒ City Council
- ☒ Redevelopment Agency
- ☐ Other

ENVIRONMENTAL DETERMINATION AND NOTICING

CEQA Determination	☐ Categorical Exemption Class _____ ☐ 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 02/01/06	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300 foot radius ☒ w/in 300 foot radius / Extended ☐ Other
Posting Date 02/01/06	☒ Onsite ☐ Offsite	☐ Other
Publication Date **N/A**	☐ Culver City News	☐ Other
Courtesy Date 02/01/06	☒ City Council ☒ Commissions ☒ Master Notification List ☐ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☒ Culver City Organizations Cultural Affairs Commission Chamber ☒ Other Culver City Observer, interested parties, etc

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PROJECT SUMMARY

GENERAL INFORMATION	
General Plan Downtown	**Zoning** Commercial Downtown (CD)
Redevelopment Plan Component Area No 3	**Overlay Zone/District** **N/A**
Legal Description Portion of Lots 18 & 19 of Tract No 2444 in City of Culver City County of L A State of CA as per map recorded in Book 24 Pages 5 to 7	**Existing Land Use** Single Story 4 200-Square Foot Office Building

ADJACENT ZONING AND LAND USES

Location	Zoning	Land Use
North	CD	Single-story office building
South	CD	Surface parking across Culver Blvd (Parcel B)
East	CD	Alley & 1-story restaurant (Pacifico s Restaurant)
West	CD	Two story historic office building (Citizen Building)

Project Data	Existing	Proposed	Required
Building Coverage	4 200 Sq Ft	4,283 Sq Ft	No Requirement
Landscaped Area	0 Sq Ft	No Change	No Requirement
Total Site	**4,299 Sq Ft**	**No Change**	**No Requirement**
Gross Floor Area	4,200 Sq Ft	16 821 Sq Ft	No requirement
Parking *			
Standard	15	54	54
Handicapped	0	0	0
Compact	0	0	0
Loading	0	0	0
Total	**15**	**54**	**54**

*The current building requires 15 parking spaces which are provided through the Downtown pooled parking resource, the increase in square footage requires an additional 39 parking spaces which will also be provided from Downtown pooled parking The parking structures are designed with the appropriate number of handicap stalls

Building Height	25 Ft	4-Stories/56 Ft *	3 Stories/44 Ft
Building Setbacks			
Front	0 Ft	0 to 4 Ft	0 Ft **
Rear	0 Ft	No Change	None Required
Side (East)	0 Ft	0 to 4 Ft	0 Ft **
Side (West)	0 Ft	No Change	None Required

*Height Exception approval required

**At least 75% of the street facing wall shall have a zero setback except for a ground level patio area and a fourth floor balcony the building has no setback This zero setback is wrapped around to the side facing the alley with the ground floor patio and fourth floor balcony providing a four foot setback

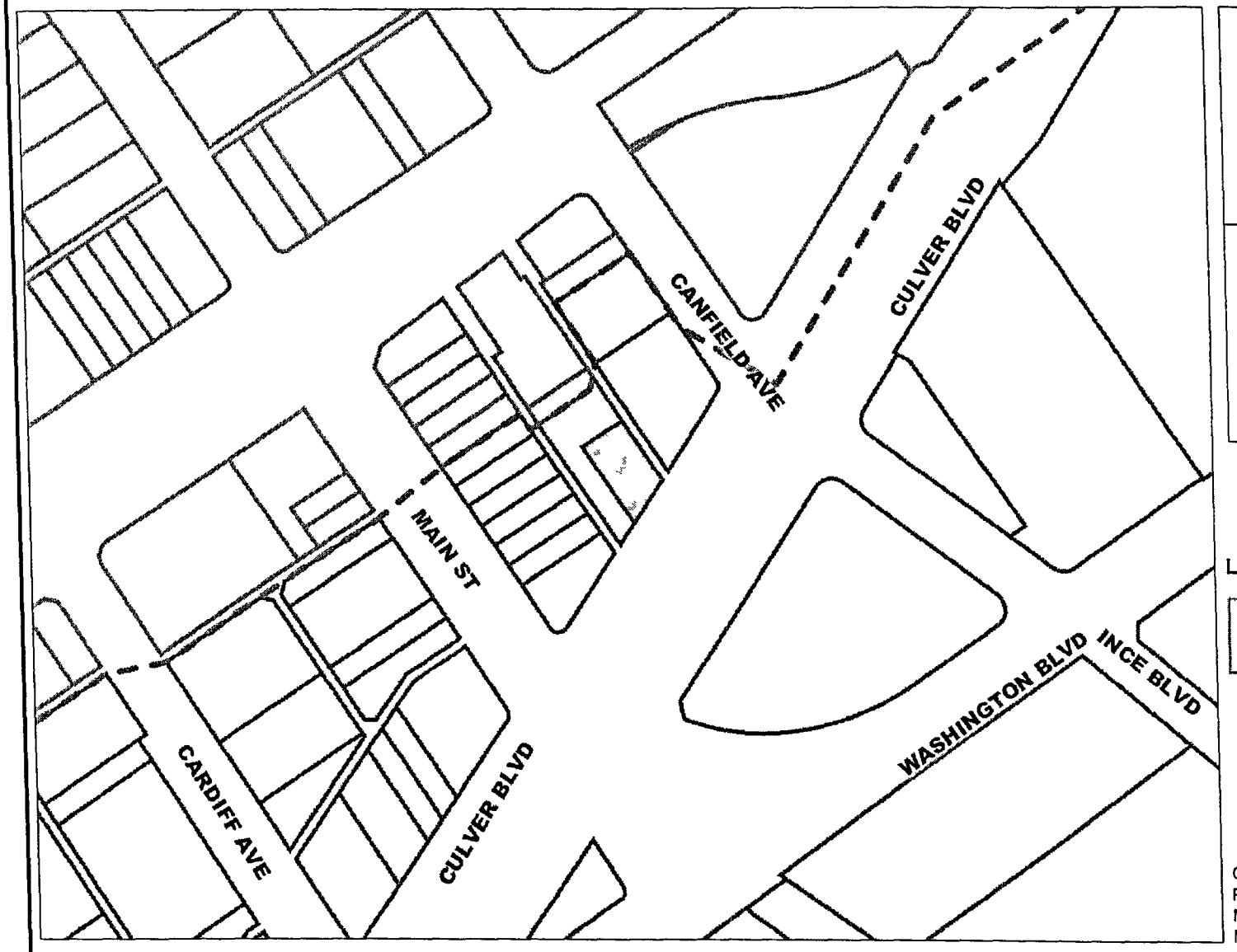
ESTIMATED FEES		
☒ New Development Impact Estimated $11,821 ☐ In Lieu Parkland _____	☐ School District _____ ☒ Art TBD	☒ Plan Check TBD at Plan Check ☒ Sewer TBD at Plan Check
INTERDEPARTMENTAL REVIEW		
Planning Division Engineering Redevelopment, Building Safety Fire Prevention Cultural Affairs		
ART IN PUBLIC PLACES		
Yes		

30

Attachment No 5

AREA MAP

STUDIO R BUILDING



9343 CULVER BOULEVARD

SPR P-2005075 HEIGHTEX P-2005076

Legend

Selected Properties

City of Culver City
Planning Division
Map Created Feb 9 2006
Meeting Date FEBRUARY 22 2006

0 125 250 ft

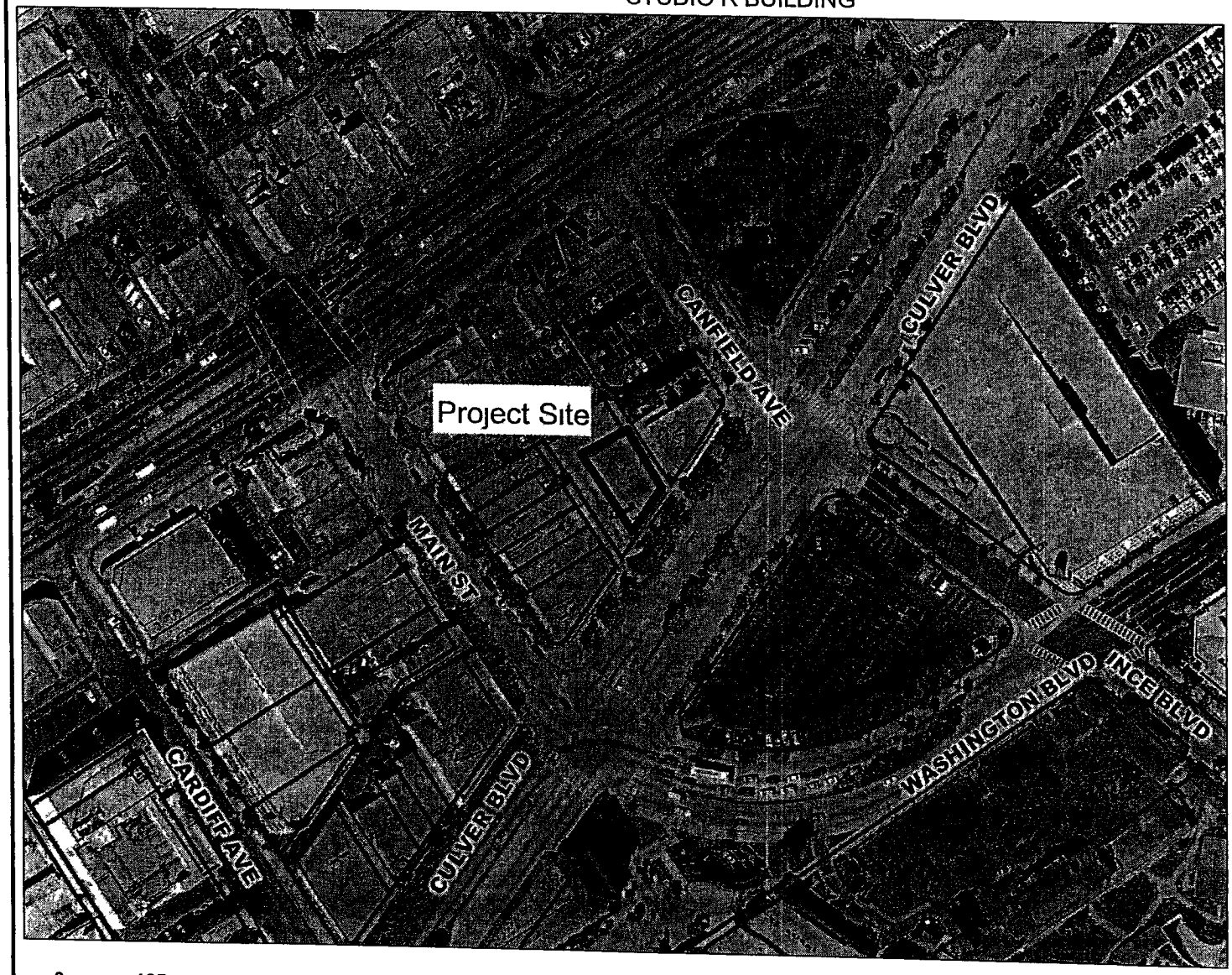
Scale 1 2 500

N

Attachment No 6

AERIAL PHOTO OF AREA

STUDIO R BUILDING



9343 CULVER BOULEVARD

SPR P-2005075 HEIGHTEX P-2005076

Legend

Selected Properties

City of Culver City
Planning Division
Map Created Feb 9 2006
Meeting Date FEBRUARY 22 2006

0 125 250 ft

Scale 1 2 500

N

Attachment No 7

RESOLUTION NO 2006-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2005075 TO ALLOW THE CONSTRUCTION OF A 4-STORY OFFICE BUILDING WITH GROUND FLOOR RETAIL AND/OR RESTAURANT USES AT 9343 CULVER BOULEVARD IN THE COMMERCIAL DOWNTOWN (CD) ZONE

(Site Plan Review, SPR P-2005075)

WHEREAS, on September 28, 2005, an application was filed for a Site Plan Review to allow the construction of a 4-story, 56 foot high, 16,821 square foot office building with ground floor retail and/or restaurant uses at 9343 Culver Boulevard, being a portion of Lots 18 and 19 of Tract No 2444, in City of Culver City, County of L A , State of CA, as per map recorded in Book 24, Pages 5 to 7, in the Commercial Downtown (CD) Zone, and,

WHEREAS, on September 28, 2005, a companion application was filed for a Height Exception to allow said Site Plan Review to have a 56 foot height limit, with Planning Commission Resolution No 2006-P004, companion to this resolution, addressing the Height Exception and,

WHEREAS, on February 22, 2006, 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 (CEQA), 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 was determined to not have a significant adverse impact on the environment provided a certain mitigation related to Cultural Resources is required, and the Planning Commission hereby adopted a Mitigated Negative Declaration, and,

33

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of 5 to 0 that Site Plan Review, SPR P-2005075 should be conditionally approved as set forth herein below

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

SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 17, Section 17 540 020, site plan review required findings, and subject to the Conditions of Approval herein, the following findings are hereby made

A ***The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines***

With zero street and alley fronting setbacks, some building articulation to allow for a ground level patio and a fourth floor balcony, pedestrian access at the ground level, and the established height with approval of a Height Exception, the general layout of the project site is consistent with the purpose of the Zoning Code s Site Plan Review Chapter, Chapter 17 540, because these development features are consistent with existing zero setback buildings and open spaces in Downtown Culver City and are conforming to setback requirements and height limits with approval of a Height Exception for the Commercial Downtown (CD) Zone With a mitigation measure that requires the adjacent historic building s exposed wrap-around architectural façade to remain exposed, impacts to the aesthetics of the historic building are lessened to insignificance The overall modern design of the building enhances surrounding façades and adjacent Downtown buildings and acts as a visual attractor to the area With use of nearby pooled parking and Downtown Redevelopment owned parking structures and lots the project site is ensured adequate parking and safe and convenient pedestrian and vehicular access The street level patio or open space area in conjunction with existing streetscape improvements, such as street trees, ensures the harmonious appearance of the development and its appearance in relation to the adjacent restaurant and historic building This project implements and promotes the General Plan policies and objectives as outlined in Finding F below

B ***The architectural design of the structure(s) and their materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and***

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with all applicable development standards and design guidelines

The new design with its vertical and horizontal elements, gray stone, wood shading, aluminum, and glazing façade features, 4th floor balcony, a roof top balcony, and street level patio improve the visual quality of the immediate area, enhancing the continual sidewalk dining east of the site and complimenting the historic building west of the site Specifically, the design of the structure embraces modern elements, with juxtaposing glazing against metal, aluminum and gray stone at sharp vertical and horizontal orientations while maintaining a link to the historic building It has been designed to be broken down into a two story element at the corner of the alley and Culver Boulevard, complimenting the two story scale of the Citizen's Building and its entry portals are the same scale and of similar nature as the historic building Through use of quality materials such as stone, the proposed building creates a sense of permanence similar to what is present at the Citizen's Building Design of the structure at its interface with the Citizen's Building will ensure that the exposed portion of the historic façade at its east elevation remains exposed Exterior and interior lighting will enhance the visual quality of the building's architecture Stucco walls with some articulation at the rear and west elevations respect the potential of future build out of adjacent properties that could potentially cover these elevations Overall, the architecture ensures the harmonious appearance of the site and surrounding buildings and is consistent with development standards for the Commercial Downtown (CD) Zone

C ***The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines***

As a Downtown development with maximization of lot coverage on a relatively small lot, there does not exist sufficient space for on-site landscaping Further the site does not have an on-site parking area to accommodate landscaping However sufficient streetscape improvements such as street trees and hardscape paving exist to both soften the building and enhance its design An outside, ground floor patio area will be provided that can potentially accommodate potted plants in conjunction with outside dining

D ***The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare***

The project is designed and laid out to respect adjacent properties and the building footprint does not encroach into neighboring lots Lack of detailed architecture at the rear and west elevations assumes that neighboring properties could be developed at zero setbacks Any proposed encroachments into the public right-of-way such as the

35

roof top canopy will be in accordance with the Uniform Building Code and Public Works regulations and standards As a conventional layout on the site with zero setbacks, the design does not create vehicular or pedestrian hazards The building with its layout and modern design enhances the surrounding physical and economic environment and is in the best interest of the public health, safety, and general welfare

E ***The existing or proposed public facilities necessary to accommodate the proposed project (e g , fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, street lights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site***

There are adequate existing public facilities necessary to service the project Fire and police protection are at sufficient levels to respond to this site at times of emergency, other than a trash compactor which will be required to be upgraded, sewers, storm drains, and other public utilities do not require upgrades as a result of this project, the width and pavement of the sidewalk, alley, and local streets are designed to accommodate the amount of pedestrian and vehicular traffic that this project will create

F ***The proposed project is consistent with the General Plan and any applicable specific plan***

The proposed project is consistent with the 'Downtown' General Plan Land Use designation in that its design and massing can be characterized as a medium scaled commercial use (as called for in the General Plan) Its proposed street level retail and/or restaurant use will encourage a pedestrian friendly environment By bringing in new office users, retailers, and restaurant operators, the project will be consistent with Objective 22 of the General Plan Land Use Element that calls for encouragement of reinvestment in the Downtown area The new design with its vertical and horizontal elements, gray stone, wood shading, aluminum, and glazing façade features, 4th floor balcony, and street level patio will improve the visual quality and pedestrian environment (Objective 22) of the immediate area Objective 6 of the Land Use Element calls for the revitalization of the physical character and economic well being of the commercial corridors As noted above, the project site will revitalize the character and economy of Downtown by adding new office and retail space within a new building with a modern design By providing new commercial and retail square footage the project will foster business growth and potentially increase City revenues through new business establishments that will serve the local and regional community (Objective 8 of the General Plan) The proposed uses are consistent with the City Redevelopment Plan

SECTION 2 Pursuant to the foregoing recitations and findings and provisions as outlined in CCMC Title 17, Chapter 17 540, Site Plan Review, the Planning Commission of

36

the City of Culver City, California, hereby approves Site Plan Review SPR P-2005075, subject to the following conditions

Planning/General

1 The final working drawings shall conform to the preliminary development plans file dated, February 7, 2006, except as noted below and otherwise noted during the building permit review process

2 The Conditions of Approval stated herein shall be referenced on the cover sheet, and repeated in full on the cover sheet of the final working drawings

3 The project and its operations shall comply with all applicable local, special district or authority county and federal statutes, codes, standards, and regulations including, but not limited to, Building and Safety Division, Fire Department, Planning Division, and Public Works Department code requirements and it shall comply with all applicable comments and code requirements as determined during the City s building permit review process

4 Except as otherwise required herein, all applicable development standards and requirements in Planning Commission Resolution No 92-P001, Comprehensive Site Plan Review Development Standards and Conditions of Approval 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 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

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8 During all phases of construction, information that includes contact names and telephone numbers for the applicant construction contractor(s), and City, shall be posted at the project site so as to be visible to the public These names and telephone numbers shall also be made available to adjacent property owners and tenants

9 During all phases of construction, the applicant shall, to the best of their ability, assure that all construction workers and contractors have the ability to park on-site or at designated off-site locations and not in surrounding areas

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

11 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

12 Pursuant to CCMC Chapter 17 595, the Site Plan Review will expire if Building Safety permits have not been issued and work has not commenced to complete the Conditions of Approval, within one year after the date it becomes effective, unless a written extension request with fee is submitted to the Planning Division by the applicant prior to the expiration date and the Planning Division or the Planning Commission grant that extension request

13 A certificate of occupancy (C of O) for the approved project will be issued only upon completion of all applicable conditions of approval and required site improvements

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

15 Per CCMC Title 17, Section 17 320 025 C, parking requirements for this project shall be satisfied through downtown pooled parking arrangements

16 Final design of the project shall not result in the obstruction of the east side of the Citizen Building's historic, street facing, architectural façade that is currently exposed Any future tenant improvements and/or building additions to this project shall comply with this Mitigated Negative Declaration mitigation measure and shall be subject to review and approval by the Planning Manager

17 Prior to issuance of a Certificate of Occupancy, original, site-specific artwork must be completed and installed at the project site The artwork and its proposed placement at the project site will require approval of the Cultural Affairs Commission prior to installation and is subject to all general criteria regarding placement of art work on private property as defined in the City's Municipal Code (Section 15 06 100 et seq) The valuation of the art work must be at least one percent of the valuation as will appear on any City-issued Building Permit(s) for this project The design and/or placement of the proposed artwork, either by itself or when integrated into the proposed project site, shall not negatively impact or compete with the character defining features of the adjacent

38

Citizen s Building In lieu of commissioning original, site-specific artwork, property owner may pay one percent of the project valuation into the Art Fund prior to issuance of a Building Permit

18 During all phases of construction and operations, all graffiti shall be removed within 48 hours of its application

19 This Site Plan Review shall become effective only after the applicant has signed an acknowledgement and acceptance of the final Conditions of Approval as approved by the Planning Commission or City Council after an appeal, if any

20 This Site Plan Review shall become null and void should the City Council not approve Height Exception, HEIGHTEX P-2005076, unless upon denial of said Height Exception, the applicant submits to the Planning Manager, a revised plan that complies with Downtown height limits and is deemed to be the same design and layout but with reduced height

21 The roof top deck shall not be converted to a permanent assembly area or some other use that requires parking unless such conversion has been approved by the Planning Manager

22 All proposed signs and locations for the project shall be submitted for review and approval by the Planning Manager in accordance with CCMC Chapter 17 330

23 All proposed outdoor dining shall be submitted for review and approval by the Planning Manager and/or the Public Works Department in accordance with CCMC Chapter 17 400 070

24 In addition to the screening requirements for refuse storage/trash compacter facilities, and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and

A All exteriors of the proposed building shall be free of all unattractively treated, exposed elements (i e , plumbing pipes, electrical conduits, downspouts and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls Where exposed wall-mounted features or equipment may be necessary (i e , ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane With or without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager,

39

B All roof-mounted mechanical equipment, duct vents and the like shall not project above the horizontal plane of the building s lowest primary opaque architectural feature(s) (i e , parapet walls, penthouse structures or screening walls), and

C All ground-mounted equipment (i e , transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a street facing setback, or it shall be screened with walls and/or landscaping if not located within a street facing setback Ground-mounted equipment shall not be located in the landscaped areas fronting any public right-of-way

25 All construction and permanent equipment shall be modified so as to insure the following noise standards

A Equipped with mufflers and sound control devices (i e , intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall be operated without an exhaust muffler,

B Properly maintained to minimize noise emissions,

C If serviced at a location onsite, the vehicle(s) shall be setback from any street so as to maintain the greatest distance from the public right-of-way,

D Noise impacts from stationary sources (i e , mechanical equipment, ventilators and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as determined necessary by the Planning Manager and the Building Official in order that compliance with the CCMC Noise Regulations and Standards is achieved, and

E Stationary source equipment (i e , compressors) shall be located so as to maintain the greatest distance from the public right-of-way

26 All exterior lighting shall be developed pursuant to CCMC Title 17 – Chapter 17 300 General Property Development and Use Standards

27 The public notification sign(s) installed in accordance with the CCMC public notification requirements for this review process shall be removed within ten (10) days of the end of the appeal period or the final decision of the City Council/Redevelopment Agency, whichever applies

28 Prior to the issuance of a Building Permit the applicant shall submit an exterior lighting plan to the Planning Manager for review and approval This plan shall include decorative or accent lighting for the exterior of the site as well as for other areas throughout the site

40

Public Works/Engineering

29 Any modifications to parking lot drainage devices, concrete curb, sidewalk, and driveways shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans

30 The applicant shall be responsible for the expense to repair or replace any damage to the public right-of-way caused by the construction of the proposed project Such repair or replacement shall be completed to the satisfaction of the City Engineer

31 Dirt hauling and construction material deliveries or removal are prohibited during the morning (7 00 A M to 9 00 A M) and afternoon (4 00 P M to 6 00 P M) peak traffic periods

32 Per the 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

33 During demolition, clearing, grading, earth moving, or excavation operations, dust shall be controlled by regular watering and as directed by the City Inspector The applicant will be required to comply with South Coast Air Quality Management District Rule 403 in order to control fugitive dust

34 All staging and storage of construction equipment and materials, including the construction dumpster shall be located onsite, unless otherwise allowed by the City Engineer due to site constraints The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent properties

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

36 The applicant shall participate in such onsite and offsite water services improvements as may be required by the Southern California Water Company

37 Due to increased square footage, this project is subject to the City's Sewer Facility Charge This fee must be paid prior to the issuance of any permit

38 Roof drainage shall be filtered and extend through the street curb or to an onsite drainage inlet All onsite drainage inlets shall convey storm water underground through the street curb

39 Concurrent with the submittal of the site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5 05 The LSWPPP and SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater

41

NPDES Permit No CAS614001 (Order No 01-182), if applicable The LSWPPP shall include Best Management Practices (BMPs) that effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage The site improvement plans shall note that the contractor shall comply with the California Stormwater Best Management Practice Handbooks

40 Construction equipment shall be equipped with properly operating mufflers

41 The applicant shall upgrade the trash compactor servicing the site in accordance with and approval of, the Sanitation Manager and the Public Works Director

42 Concurrent with the submittal of the Site Improvement Plan, the Local Storm Water Pollution Prevention Plan (LSWPPP) and the Standard Urban Storm Water Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer Prior to the start of design of these plans, the applicant s civil engineer shall meet with the City's Stormwater Program Manager

Fire Prevention

43 The applicant shall provide fire sprinklers through out with a minimum density of 0 15 gallons per minute per square foot

44 Access to the building shall have a smooth surface for medical gurney use

45 The applicant shall provide an automatic fire sprinkler offsite reporting system compliant with Culver City Fire Department (CCFD) regulations and an elevator capture system shall be connected to the automatic fire sprinkler offsite reporting system

46 All exterior doors shall have keysets and handles

47 A four inlet recessed Fire Department Connection (FDC) shall be provided on the front of the building

48 The Double Detector Check Assembly (DDCA) shall comply with Southern California Water Company requirements, CCFD requirements and be located in such a manner as to be concealed per Planning Manager requirements

49 Fire flow shall be determined upon submission of formal plans or when additional information is provided sufficient to calculate CCFD minimum requirements

50 All fascia shall be of solid materials with no foams or similar material and all parapets in excess of five feet shall have catwalks and stairs

42

51 The applicant shall provide hose valves on each landing in each stair, provide a hose valve in each elevator lobby, and provide an FDC standpipe to match the fire sprinkler FDC

Building Safety Division

52 The elevator shaft shall be one hundred percent (100%) non-combustible, two (2) hour rated

53 The trash room shall be one hundred percent (100%) non-combustible, two (2) hour rated

54 The stair shafts, stair tread and riser shall be one hundred percent (100%) non-combustible, one (1) hour rated construction

55 All exit ways shall be one (1) hour rated if the clear width at the walking surface is less than ten feet (10' – 0) in width

56 All areas of the building shall be fully fire sprinklered

57 All utility services and devices shall be underground or enclosed

58 Complete building code review shall be performed at the time of building permit application

59 Separate permits shall be required for electrical, plumbing, and mechanical work

60 The filing of the building permit shall include at a minimum six (6) full sets of full size architectural drawings and two (2) full sets of full size structural drawings and structural specifications, energy calculations, geotechnical report and civil drawings Two (2) full sets of full size landscaping and irrigation drawings shall be separately filed with the Planning Division at the time of building permit submission City staff shall review the plans and return them with all applicable corrections Said plans may be scheduled for review and discussion at a Project Review Committee (PRC) meeting which shall be attended by the applicant and applicable representatives If required, said plan shall be subject to revision resubmission and re-review by the PRC Additional review time may be required

61 Handicapped accessibility to current code requirements shall be required at all new construction areas of the project site

62 All construction equipment shall be properly tuned and maintained in accordance with manufacturer s specifications

63 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions During construction, trucks and vehicles in loading and

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unloading queues shall be kept with their engines off, when not in use to reduce vehicle emissions Construction emissions shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts

64 To the extent feasible, the applicant shall use electricity from power poles rather than temporary diesel-powered or gasoline-powered generators

65 Building materials, architectural coatings and cleaning solvents shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations

66 The applicant shall install a dust fabric to any fencing erected along the project perimeter

67 The applicant shall ensure efficient parking management during construction so as not to impact surrounding properties Construction workers shall park on site or at other locations approved by the City No parking on surrounding residential neighborhood streets shall be allowed

68 The following shall be implemented to reduce construction-related traffic congestion

A Construction parking shall be configured to minimize traffic interferences

B Flag person(s) with radio communication shall be provided to guide the traffic in a safe and proper manner if and when necessary,

C Obstruction of through-traffic lanes shall be minimized,

D Rideshare incentives shall be provided, and

E Transit incentives for construction personnel shall be provided

69 The applicant shall use

A Double-paned windows spectrally selective with low-emissivity (low-e) coating to reduce thermal loss and reduce energy demand for temperature control purposes, and

B Light-colored roof materials to deflect heat and reduce energy demand for building cooling purposes

70 The project shall be designed and operated to conserve energy and shall comply with all applicable utility standards and regulations required by Southern California Edison (electrical service), Southern California Gas Company (natural gas service), City of Los

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Angeles Department of Water and Power (water service) and/or any other appropriate agencies to adequately serve the project site

71 The applicant shall coordinate a project kick off meeting to be held in City Hall including, but not limited to the Building Official, the Planning Division Case Manager, all involved City inspectors, all special inspectors, the general contractor's on-site field superintendent(s), and all major trade superintendents

72 If applicable, the applicant shall submit to the Building Official a written special inspection program that shall include, but not be limited to, proposed special inspections, the names and qualifications of all proposed special inspectors and the stages of inspection Special inspectors shall be employed by the applicant, the architect, the engineer(s) or the applicant s agent and neither by the general contractor nor any subcontractor

73 Prior to the issuance of any Certificate of Occupancy (CO) the Building Official shall insure all applicable onsite and offsite improvements and conditions of approval have been completed pertaining to the CO The completed improvements and conditions required for issuance of any CO shall be determined by the Building Official, Fire Marshal, Planning Manager and City Engineer following the applicant's filing for such CO

74 Prior to the issuance of any Final Certificate of Occupancy (FCO)The Building Official shall insure all applicable onsite and offsite improvements and conditions of approval have been completed pertaining to the FCO The completed improvements and conditions required for issuance of any FCO shall be determined by the Building Official, Fire Marshal, Planning Manager and City Engineer following the applicant s filing for such FCO and shall include, but not be limited to, the following

A Provide the City with five (5) full size sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all off-site improvements and

B The as-built plans shall be filed with the following City departments / divisions

1) Building and Safety Division,

2) Fire Prevention Division

3) Planning Division

4) Police Department, and

5) Public Works Department

45

APPROVED and ADOPTED this 22nd day of February, 2006

SHEILA THOMAS, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by

Yvonne Hunt
Administrative Secretary

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Attachment No 8

RESOLUTION NO 2006-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HEIGHT EXCEPTION, HEIGHTEX P-2005076 FOR THE CONSTRUCTION OF AN OFFICE BUILDING WITH GROUND FLOOR RETAIL AND/OR RESTAURANT USES AT A MAXIMUM HEIGHT OF 56 FEET WITH AN ADDITIONAL 9 FEET TO ACCOMMODATE A PARAPET WALL AND ROOF TOP APPURTENANCES AT 9343 CULVER BOULEVARD IN THE COMMERCIAL DOWNTOWN (CD) ZONE

(Height Exception, HEIGHTEX P-2005076)

WHEREAS, on September 28, 2005, an application was filed for a Height Exception to allow the construction of an office/retail building with a maximum height of four (4) stories and 56 feet, with an additional nine (9) feet to accommodate a three and half foot (3 5) high parapet wall and roof top stairwell enclosures, elevator shafts and restrooms at 9343 Culver Boulevard being a portion of Lots 18 and 19 of Tract No 2444, in City of Culver City, County of L A , State of CA, as per map recorded in Book 24, Pages 5 to 7, in the Commercial Downtown (CD) Zone, and,

WHEREAS, on September 28, 2005, a companion application was filed for a Site Plan Review to allow the construction of said office building at 16,821 square feet, with Planning Commission Resolution No 2006-P003, companion to this resolution, addressing the Site Plan Review, and,

WHEREAS, on February 22, 2006, 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 (CEQA), 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 was determined to not have a significant adverse impact on the environment provided a certain mitigation related to Cultural Resources is required that mitigation measure being stipulated in companion Planning Commission Resolution No 2006-P003, 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 5 to 0 that Height Exception, HEIGHTEX P-2005076 should be conditionally approved as set forth herein below

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

SECTION 1 Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 17, Section 17 300 025 C 1, Exceptions to the Maximum Height Regulations, the following findings are made

1 The project is consistent with the Design for Development (DFD) for the Downtown area as established by the Culver City Redevelopment Agency because the project design includes articulation with the use of varied building materials, balconies, and ground level patios while providing little or no street fronting setbacks, thereby bringing the pedestrian closer to the project s street level uses As a proposed retail and/or restaurant use for the ground level, the project complies with the DFD's goal to encourage and enhance a pedestrian friendly environment The proposed height is consistent with the 56 foot height regulation for Parcel B located across the street and south of the project site and will be complimentary to the existing 64 foot high Ince Parking Structure and the 82 foot 4 inch high Culver Hotel, both of which are located in Downtown and in close proximity to the project site Overall the project enhances and encourages economic development by providing new office and retail space

2 The project has been designed to be broken down into a two story element at the corner of the alley and Culver Boulevard, complimenting the two story scale of the Citizen's Building and its entry portals are the same scale and of similar nature as the historic building The architecture ensures the harmonious appearance of the site and surrounding buildings and is consistent with development standards for the Commercial Downtown (CD) Zone Further the project will revitalize the character and economy of

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Downtown by adding new office and retail space within a new building with a modern design

3 Other than the height exception request, the project is in compliance with all zone standards and regulations for the Commercial Downtown (CD) Zone With a City Council established height, the project s height will also be in conformance with the Zoning Code as this process is allowed in the Code

4 The project is consistent with the General Plan and all other development standards and will not impact the adjacent historic Citizen's Building

SECTION 2 Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the Culver City City Council approval, by resolution, of Height Exception, HEIGHTEX P-2005076, that allows the project site described above and shown on plans file dated February 7, 2006, 2005, to be constructed at a maximum height of 56 feet, with an additional nine (9) feet to accommodate a three and half foot (3 5) high parapet wall and roof top stairwell enclosures, elevator shafts and restrooms, subject to the following Conditions of Approval

1 Height Exception, HEIGHTEX P-2005076 shall be subject to all Conditions of Approval as stated in Planning Commission Resolution No 2006-P003 for Site Plan Review, SPR P-2005075

2 Height Exception, HEIGHTEX P-2005076 shall be null and void if Site Plan Review, SPR P-2005075 is appealed to the City Council and the City Council does not approve or conditionally approve it, or expires pursuant to Condition No 3, below

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3 The expiration of Height Exception, HEIGHTEX P-2005076 shall be in accordance with the expiration of Site Plan Review, SPR P-2005075 as noted in Resolution No 2006-P003

APPROVED and ADOPTED this 22nd day of February, 2006

SHEILA THOMAS, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by

Yvonne Hunt
Administrative Secretary

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February 6, 2006

Mr Jose Mendivil
Planning Department
Culver City

FEB 2006
Planning Division

Dear Mr Mandeville

The Following is our explanation of the reasoning for request for exceptions as outlined below

1 **Reasoning for request for the Height Exception**
2 **Reasoning for contextual appropriateness of our proposed building especially relative to the Citizen's Building**

1 **Reasoning for request for the Height Exception**

We feel that the 56 (fifty Six Feet) height requested is a reasonable height as required by today's building and leasing standards for Class A Office space as well as Ground Floor Retail and/or Restaurant Space Specifically today s Class A office buildings require a clear 9 (nine foot) or higher floor to ceiling space and an additional 4 to 5 feet of space for structural beams and HVAC distribution systems On the other hand Restaurant/Retail tenants are increasingly asking for high ceiling spaces approaching 20 feet or more in order to have a viable merchandizing approach and be competitive in the Market Place In our proposed development we are proposing only a 15 -6" ground level floor to floor (FTF) height and a 13 6" FTF on floors 2 thru 4 for a total of 56 feet We strongly feel that the economic viability of such a small lot (4 500 SF) requires the additional height and the number of levels requested Additionally as previously illustrated we believe that the various levels of use proposed can not be under the acceptable minimum standards in the industry for marketability and leasibility purposes From an Urban Design point of view we believe that over the next 20 to 30 years Culver Blvd will have no choice but to densify Culver Blvd is a main transportation corridor and with passage of time there will be a tremendous demand for mixed use facilities on these transportation routs Due to shortage of viable land to build on this will require our planners to adopt a more vertical approach to the lots facing these important corridors Consequently we feel a 4 story building is well justified given the future needs of our Urban environment in Culver City Culver city is no longer a suburban sprawl that it used to be More intensified development will add to the pedestrian life that so many cities desperately look for and as price of land increases over time it will make it an almost necessity to build higher and higher to create incentive for growth and development We feel that our 4 story building is in line with the future of Culver City as well as its Historic past (Refer to Building such as Culver Hotel etc) Additionally we have the support of all our neighbors in our proposed height and mass

2 **Reasoning for contextual appropriateness of our proposed building especially relative to the Citizen's Building**

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Tel 310 289 8481
Fax 310 289 8478
E mail info@atelierV com

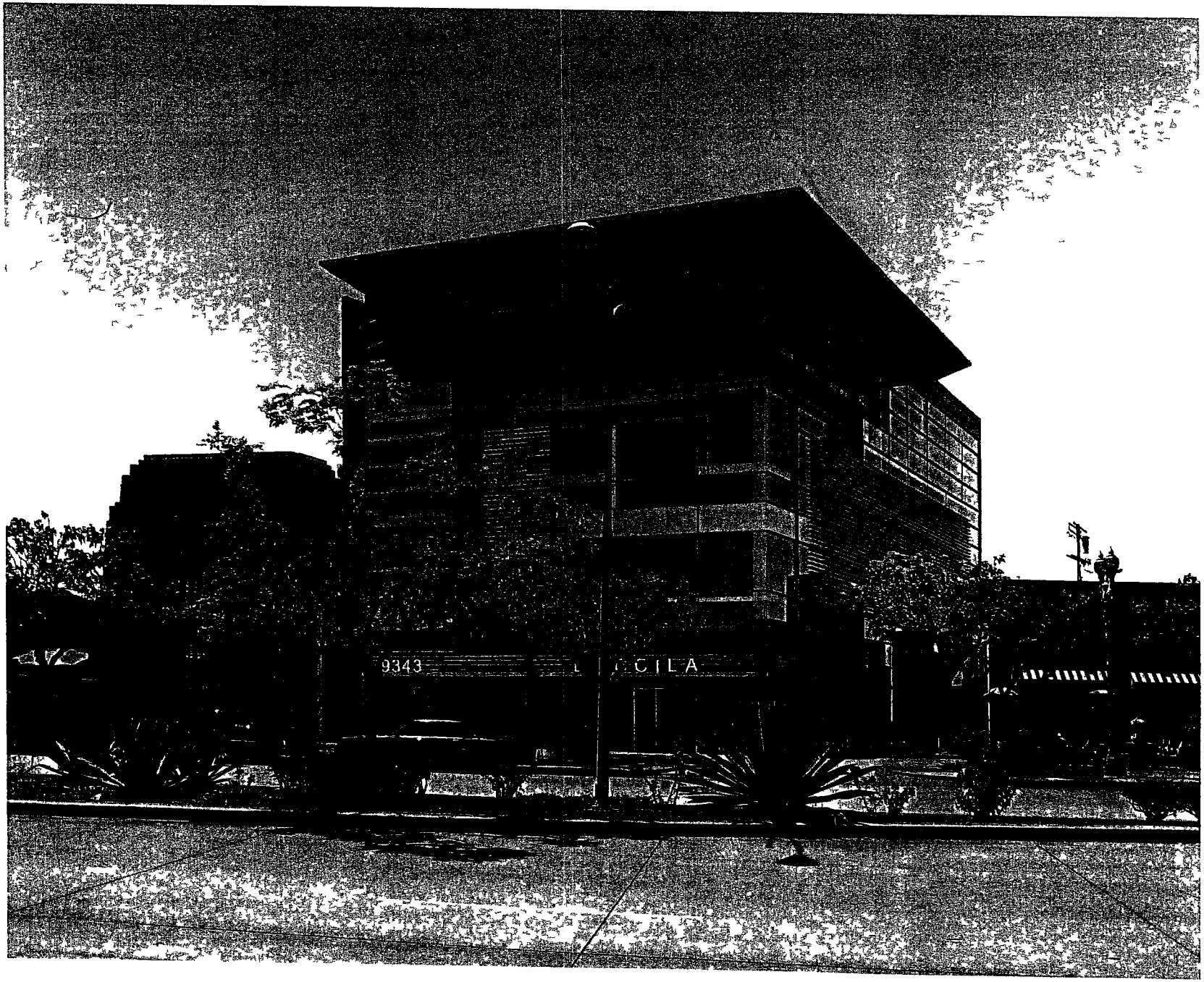
We feel that our proposed development should look into the future and be as progressive as possible while maintaining ties to the past and be responsive to its immediate neighbors Our proposed structure tries to respond to its Historic neighbor Citizen s building by being as transparent and as diametrically different as possible to almost act as a background for the Citizen s Building At the same time while our building is a 4 story structure it has been broken down to a two story element at the corner of the alley and Culver Blvd to directly respond to the Citizen s Building s scale We have also articulated our entry portals to be of exactly the same scale and nature as the Historic Neighbor and through careful use of quality materials such as Stone create a sense of permanence and touch similar to what is present at the Citizen s building In summary we feel that our relationship to our immediate context is metaphorical rather than literal This we feel is a necessary and important aspect of Modern Architecture We do not intend to mimic the past but learn from it respect it and frame it as a piece of art We feel that we have successfully achieved all of our objectives with extreme sensibility towards our neighbors

Mr Mendivil Please give me a call if you have any questions at all

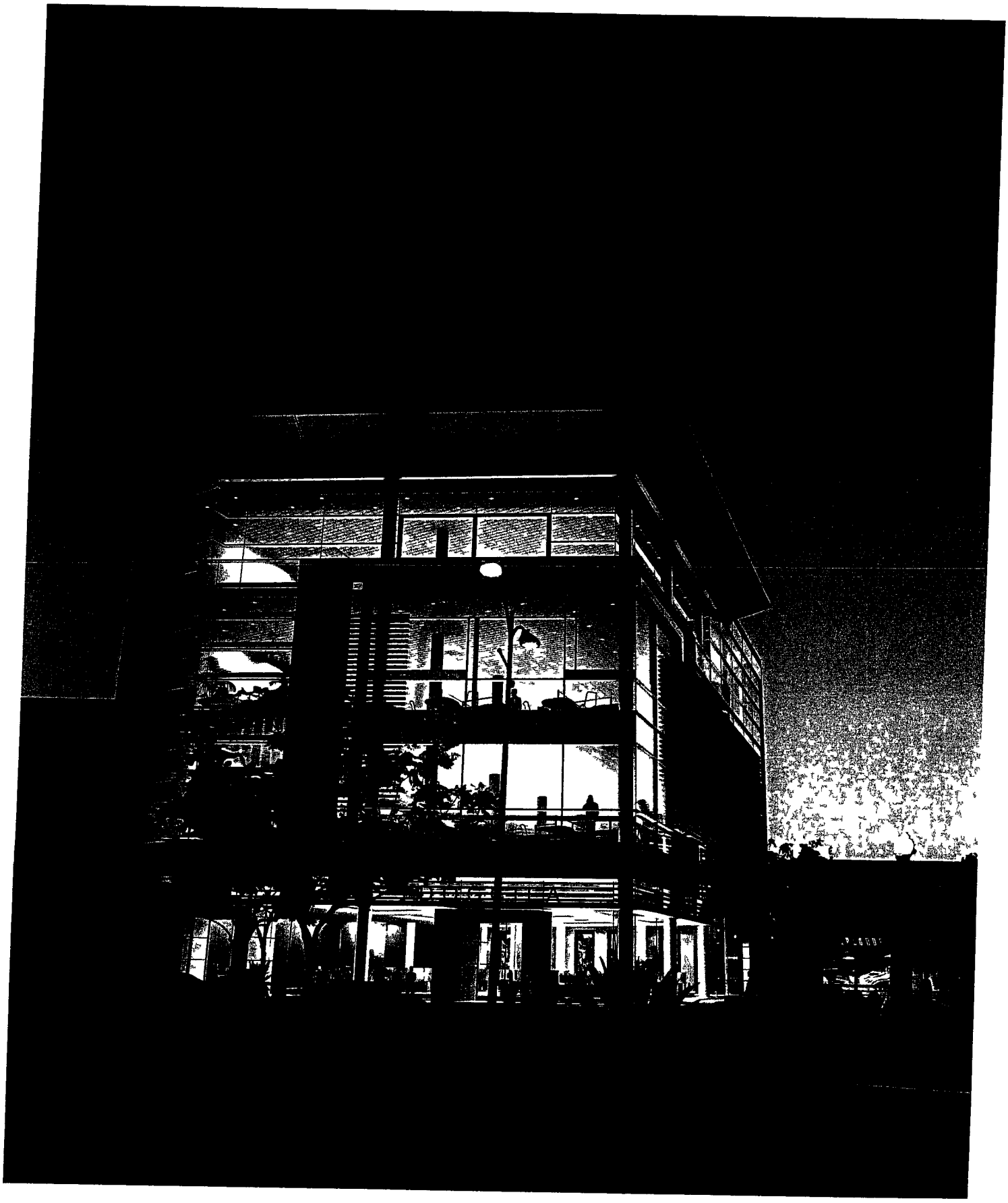
Thanks

Sincerely

Mark Vaghei, AIA
Principal
Atelier V Inc



9343 Culver with wing wall set back and Citizen's building returned to status quo



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SHADE AND SHADOW STUDY

Prepared by

ATELIER V
261 S Robertson Blvd Suite 200
Beverly Hills CA 90211
T 310 289 8481
December 22 2005
Job No 04-400

PROJECT DATA

Project Address

9343 Culver Blvd
Culver City CA

Owner

Robert Lawrence
25 Buccaneer Drive
Marina Del Rey CA 90292

SUMMARY

Studio R Building s shadow is most severe during the winter solstice while the summer solstice causes the least amount of impact The Citizen Art Building is slightly shaded at the roof during the morning only while the roof of the office building is partially shaded during most of the day Pacifico Restaurant undergoes shading during the afternoon only In addition to these buildings the adjacent alley is shaded during the afternoon

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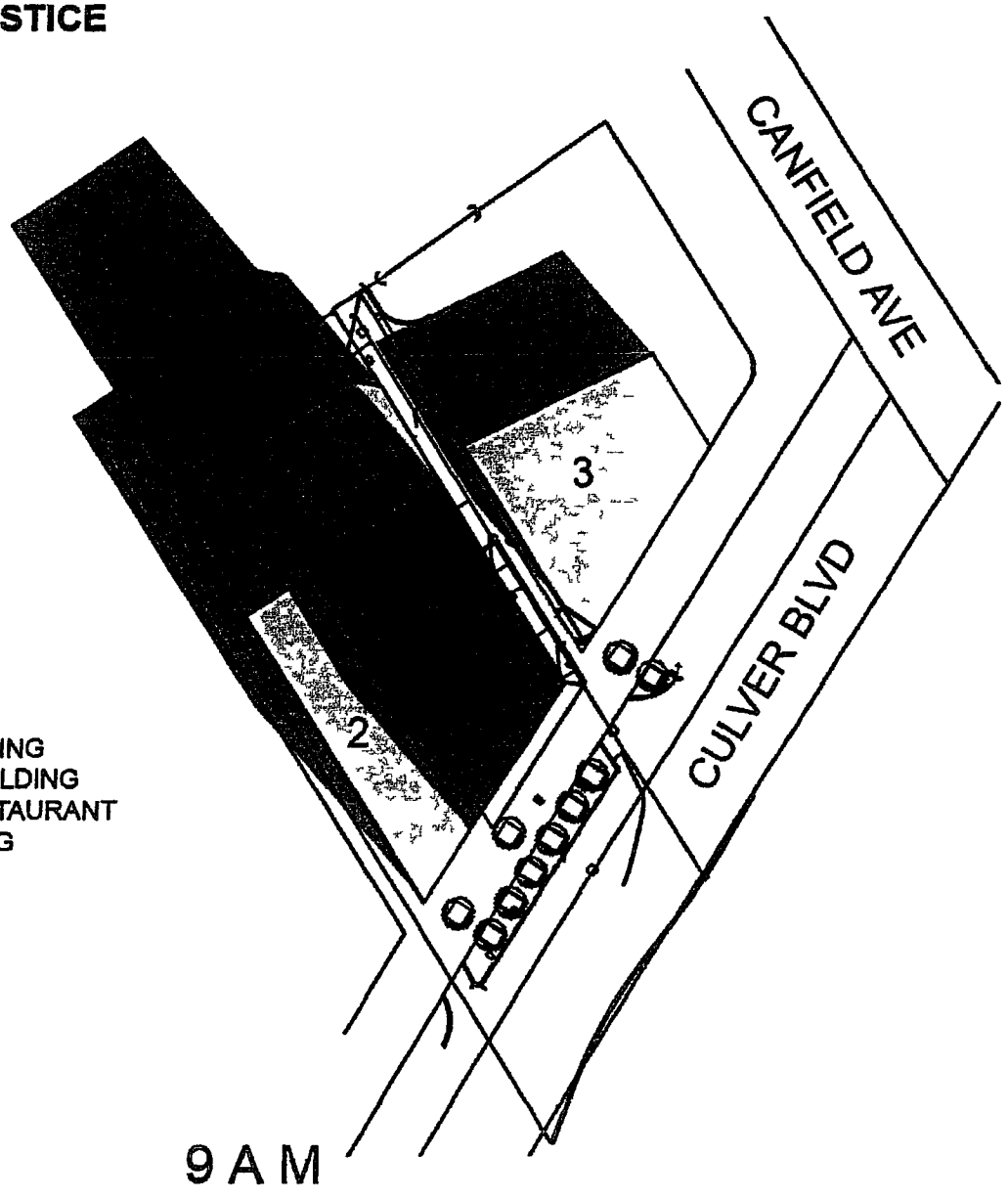
WINTER SOLSTICE



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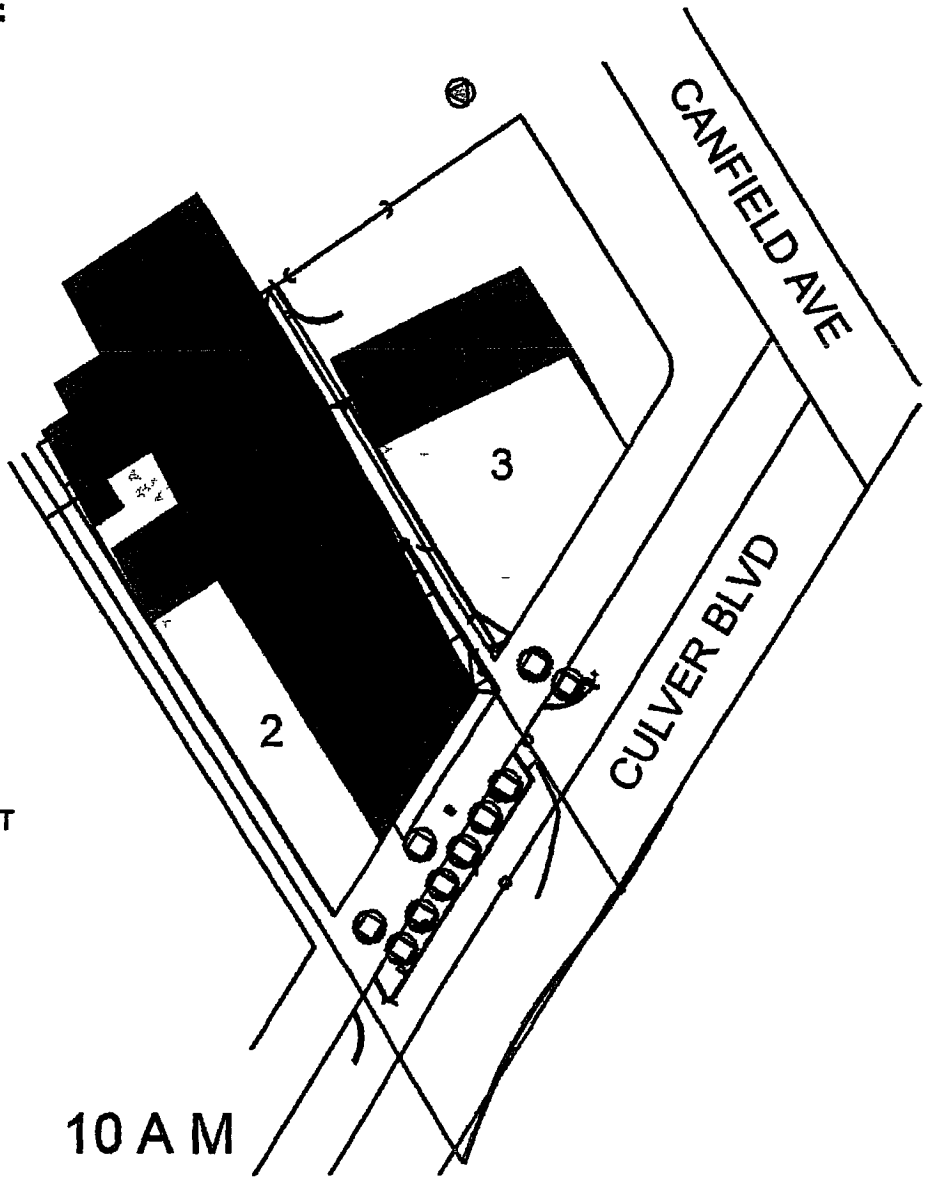

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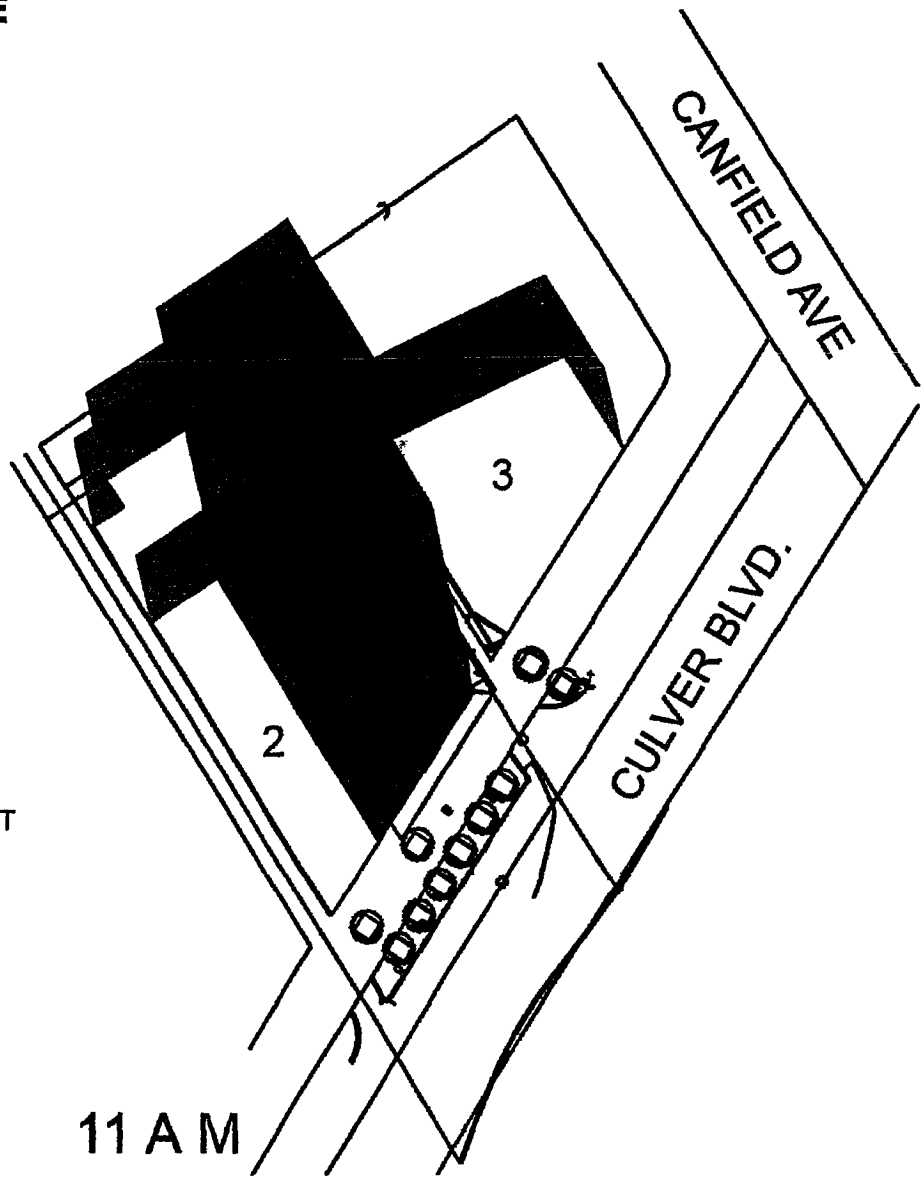

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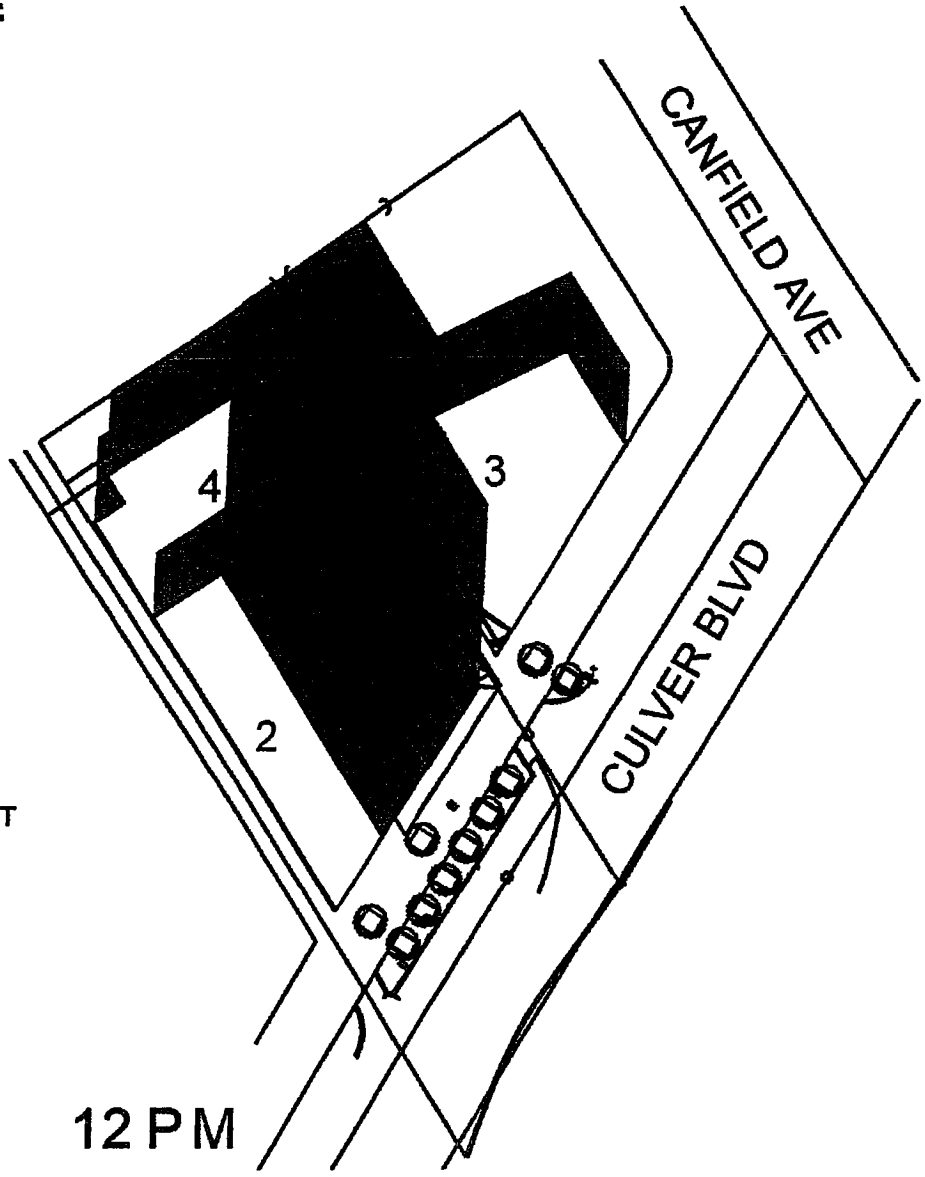

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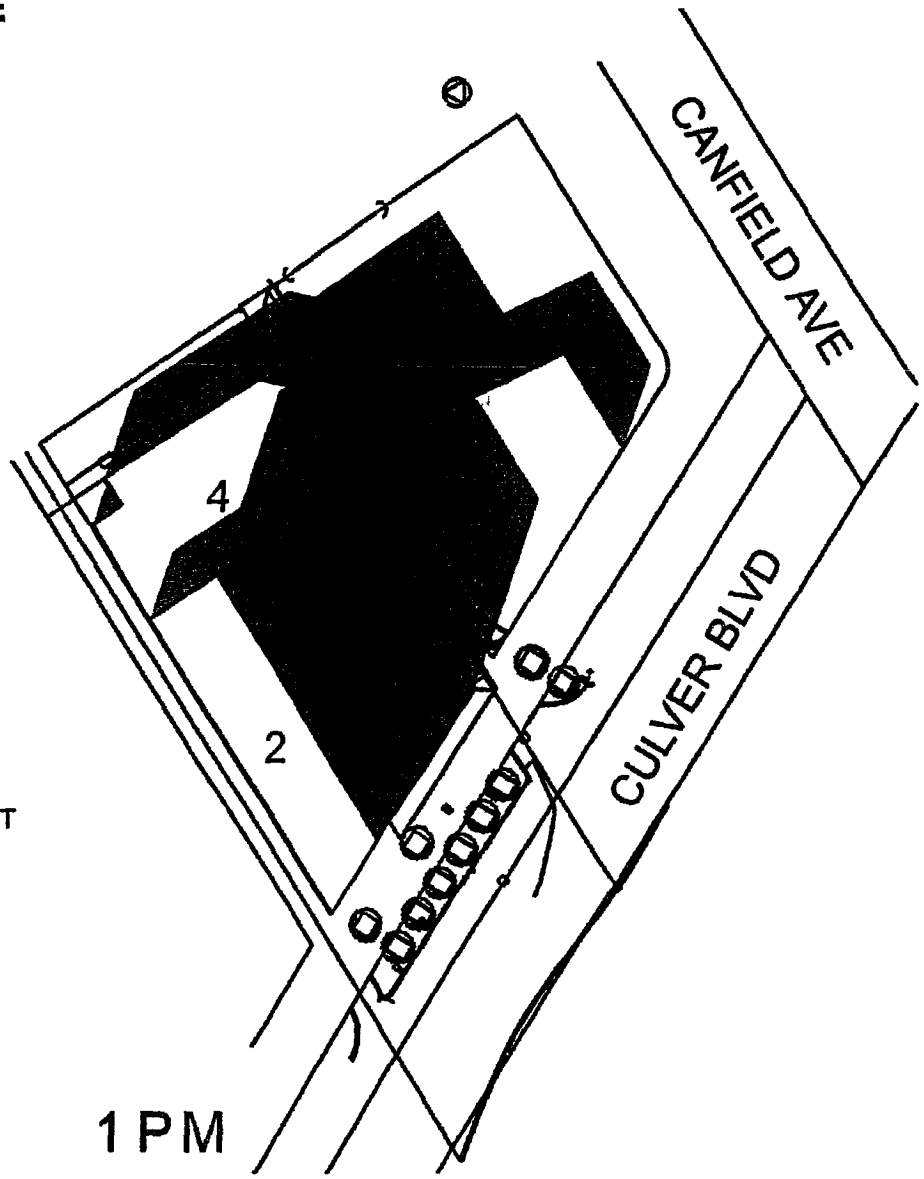

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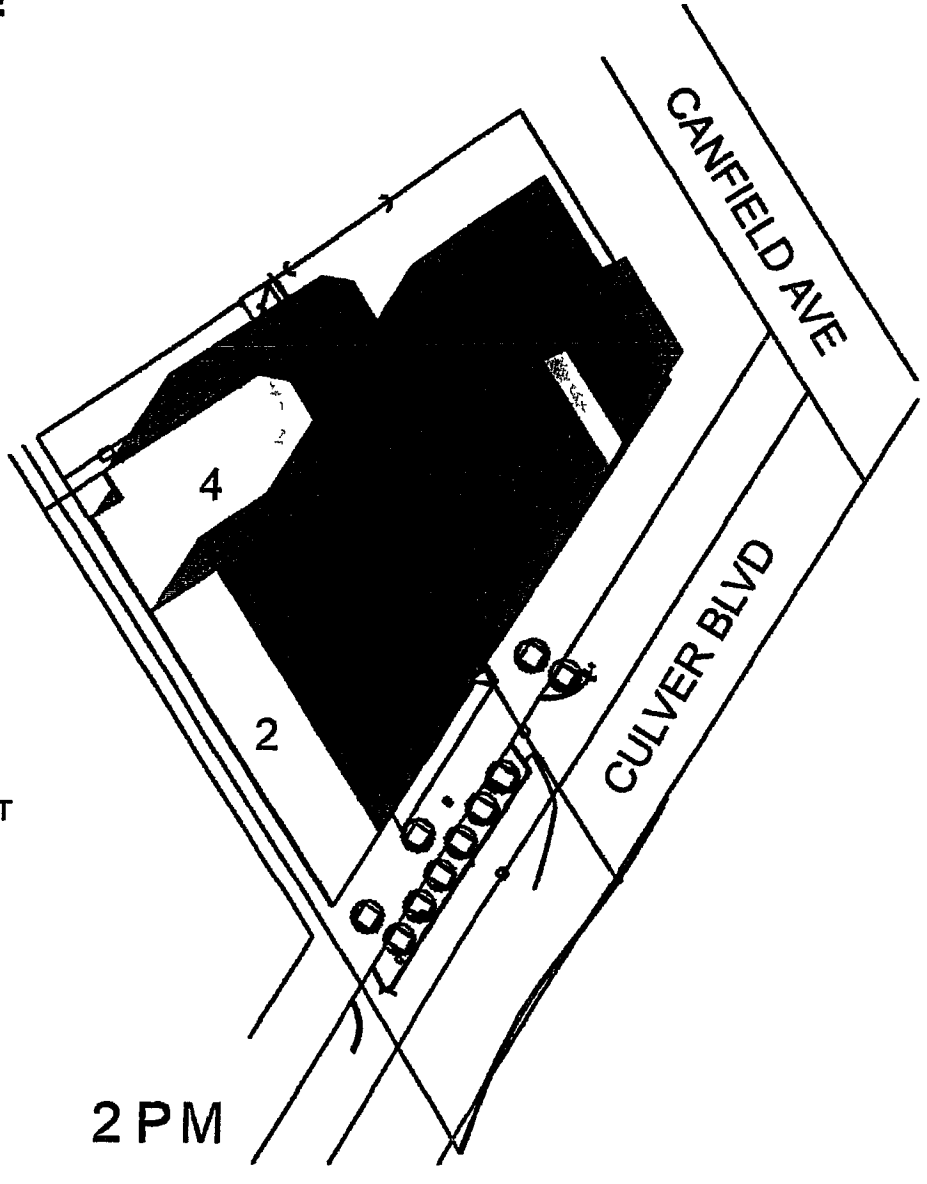

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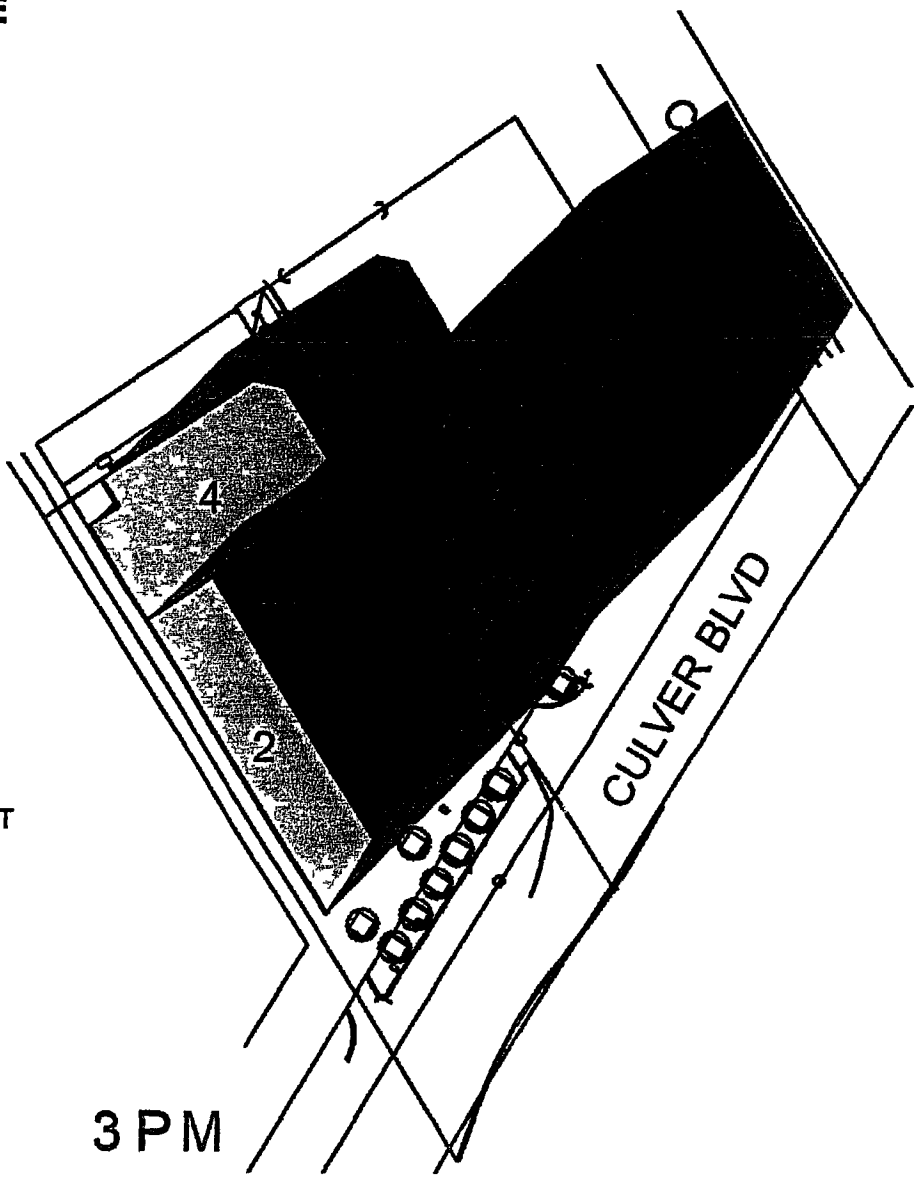

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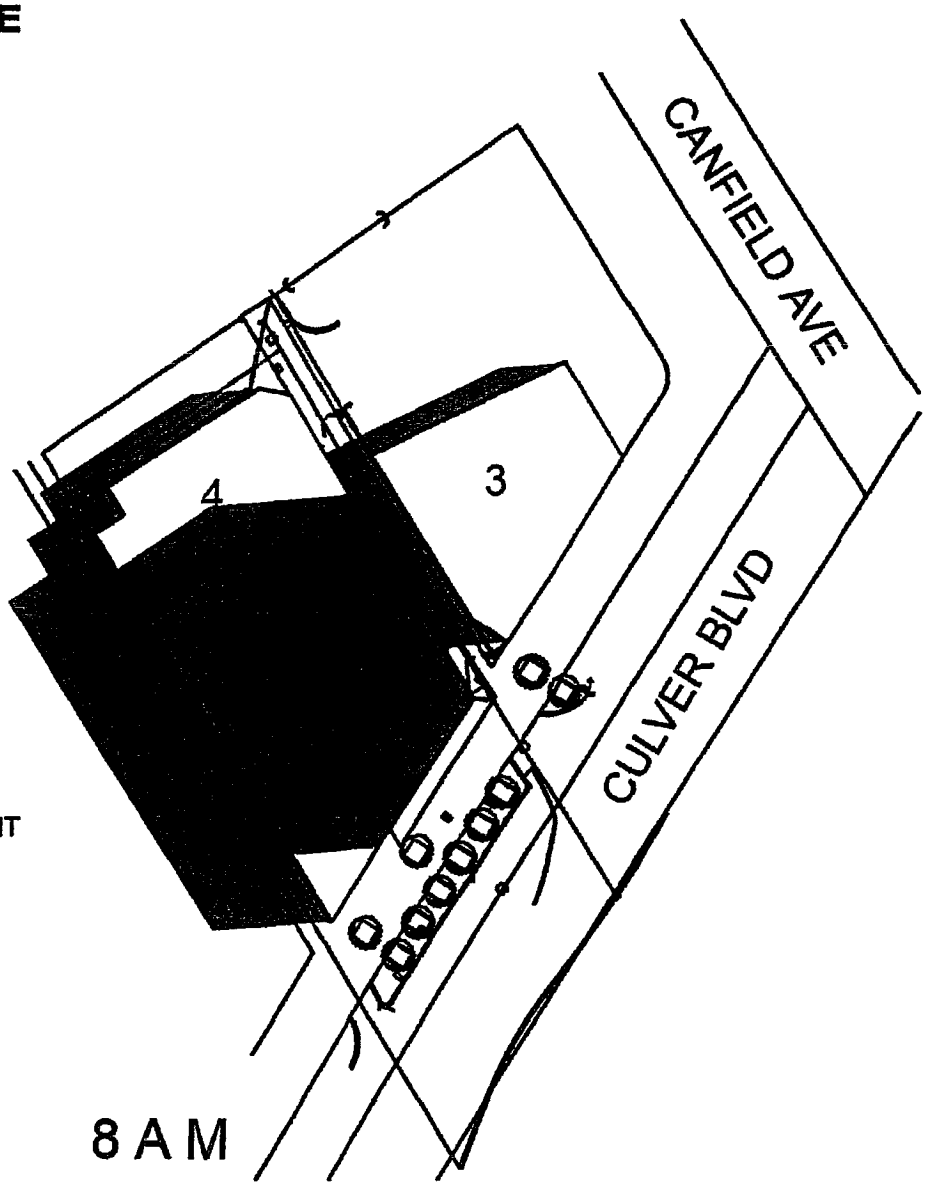

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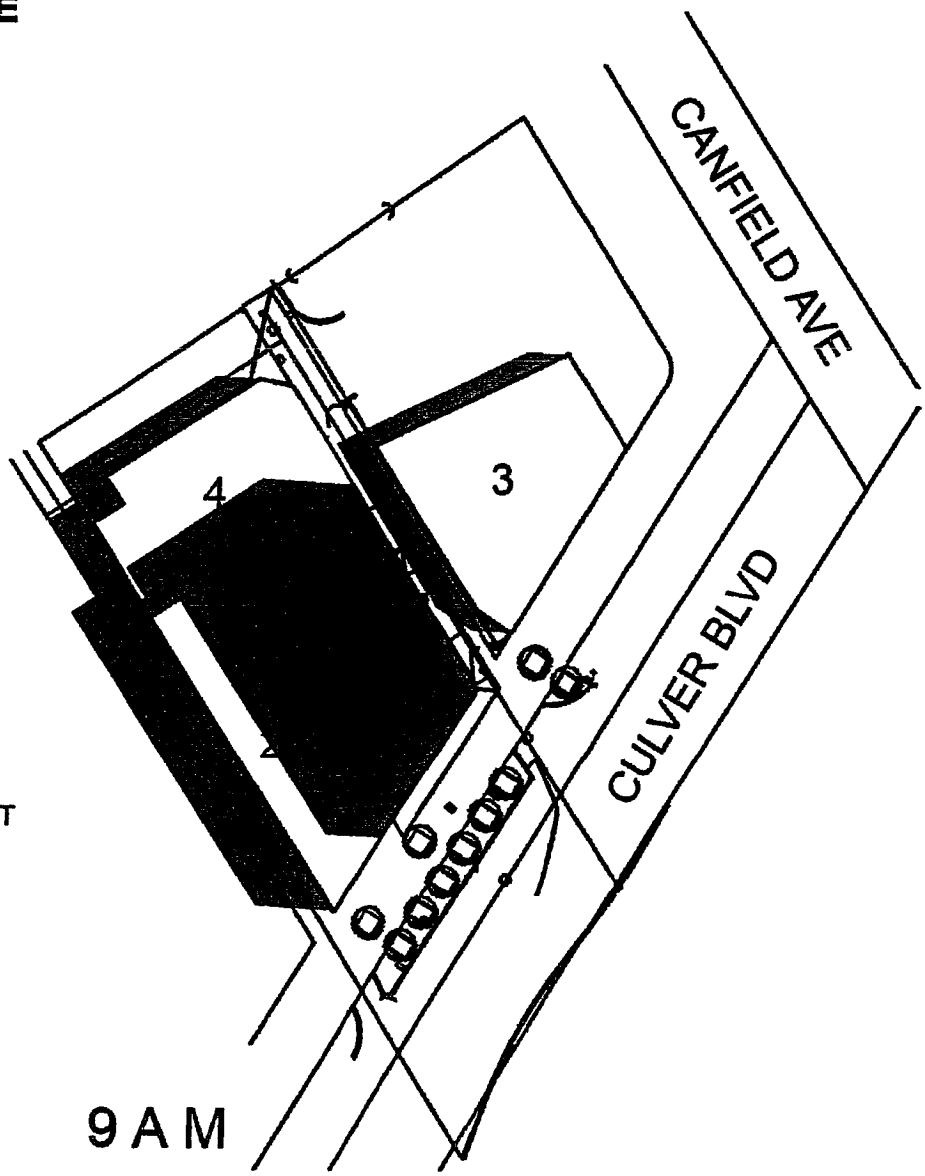

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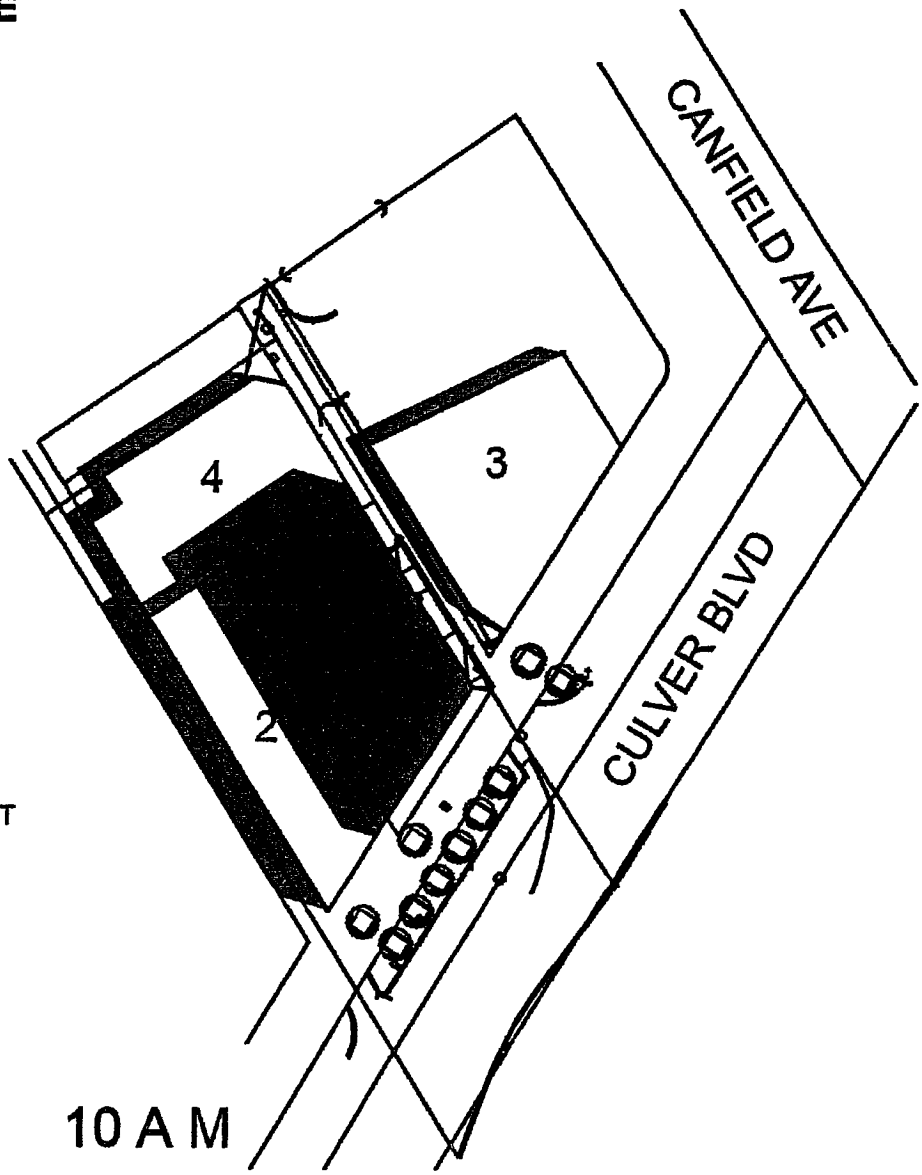

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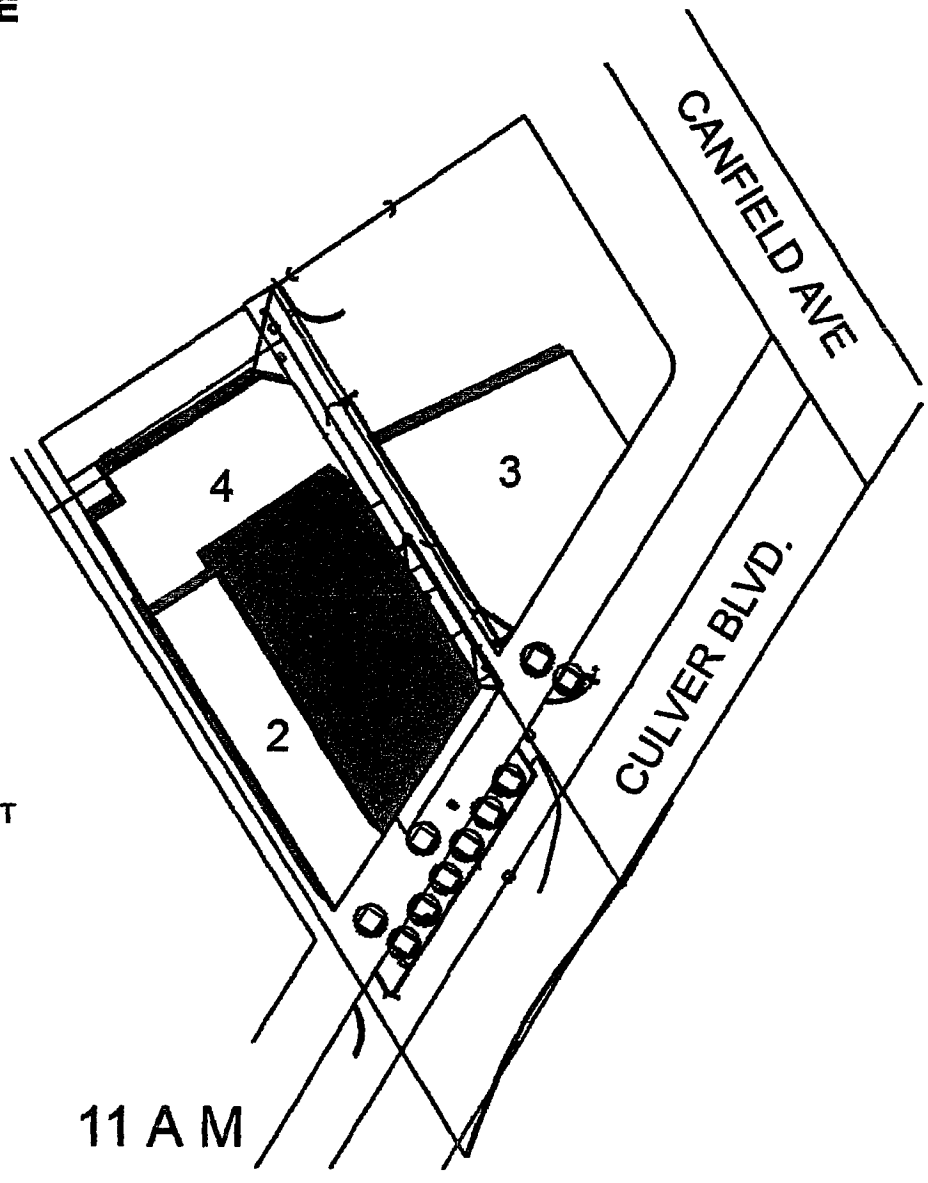

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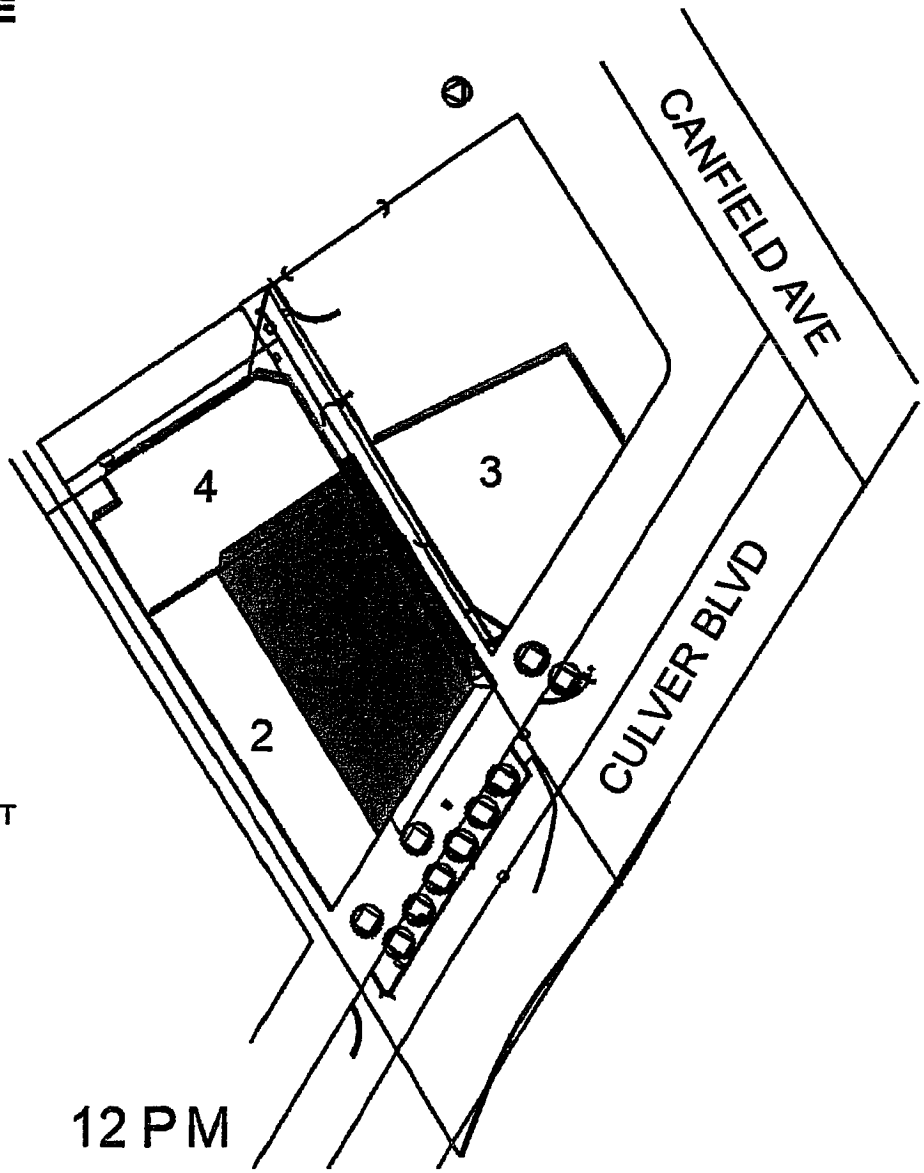

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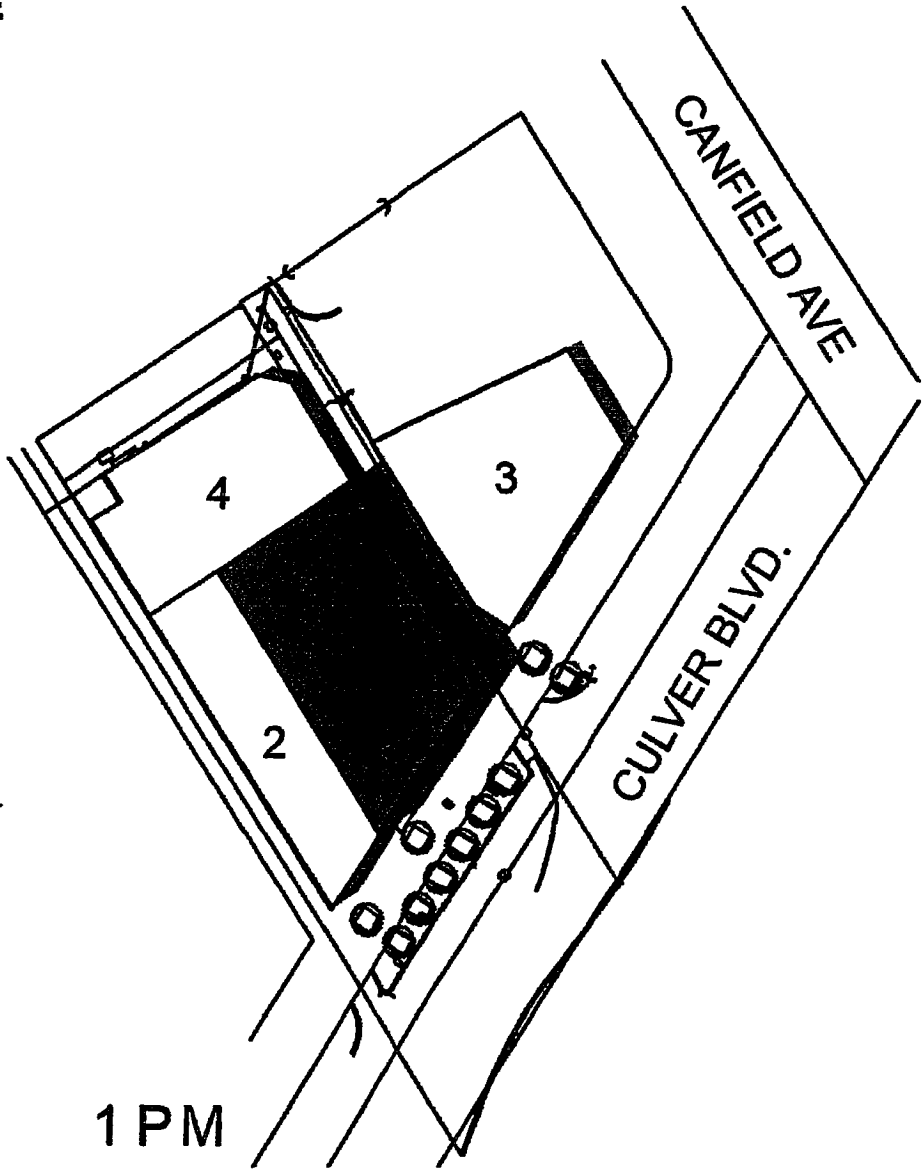

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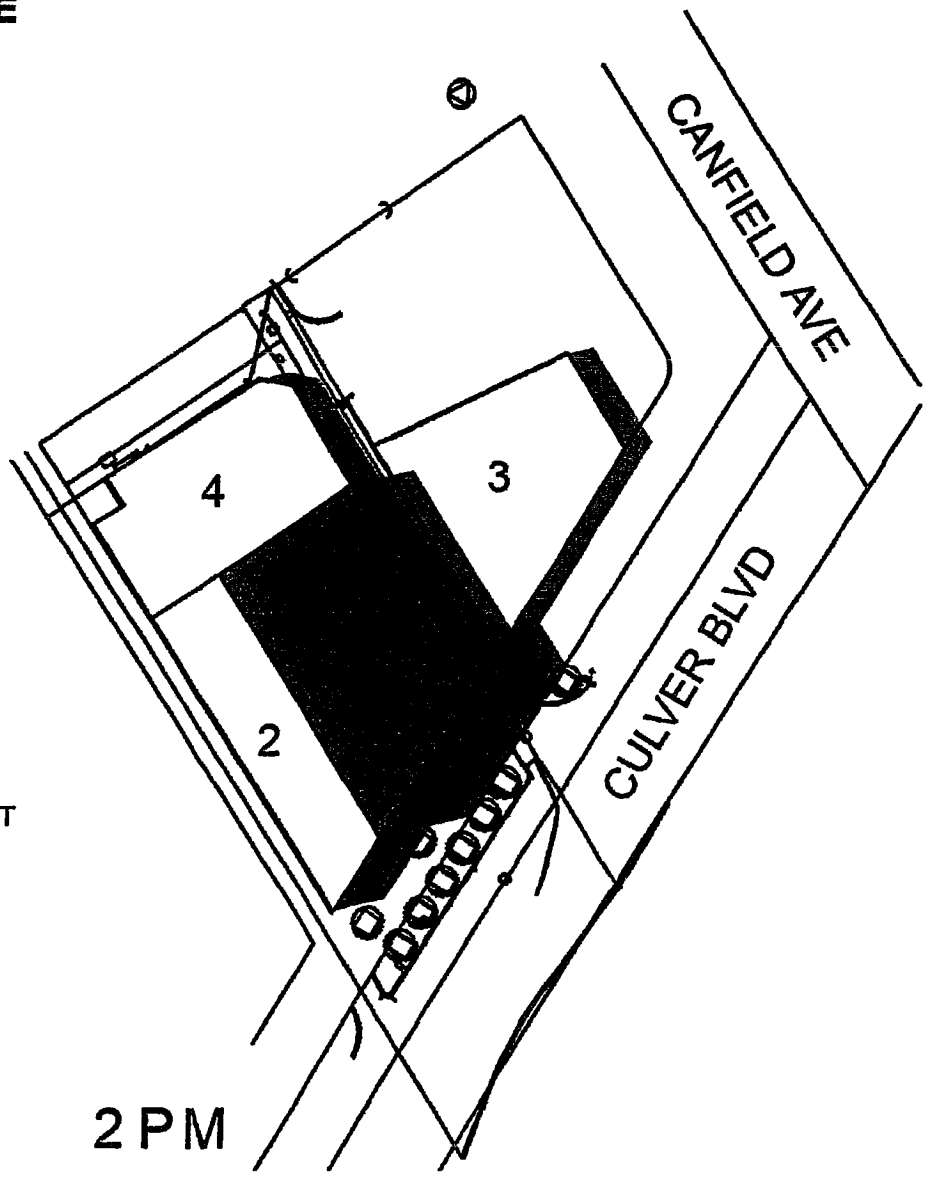

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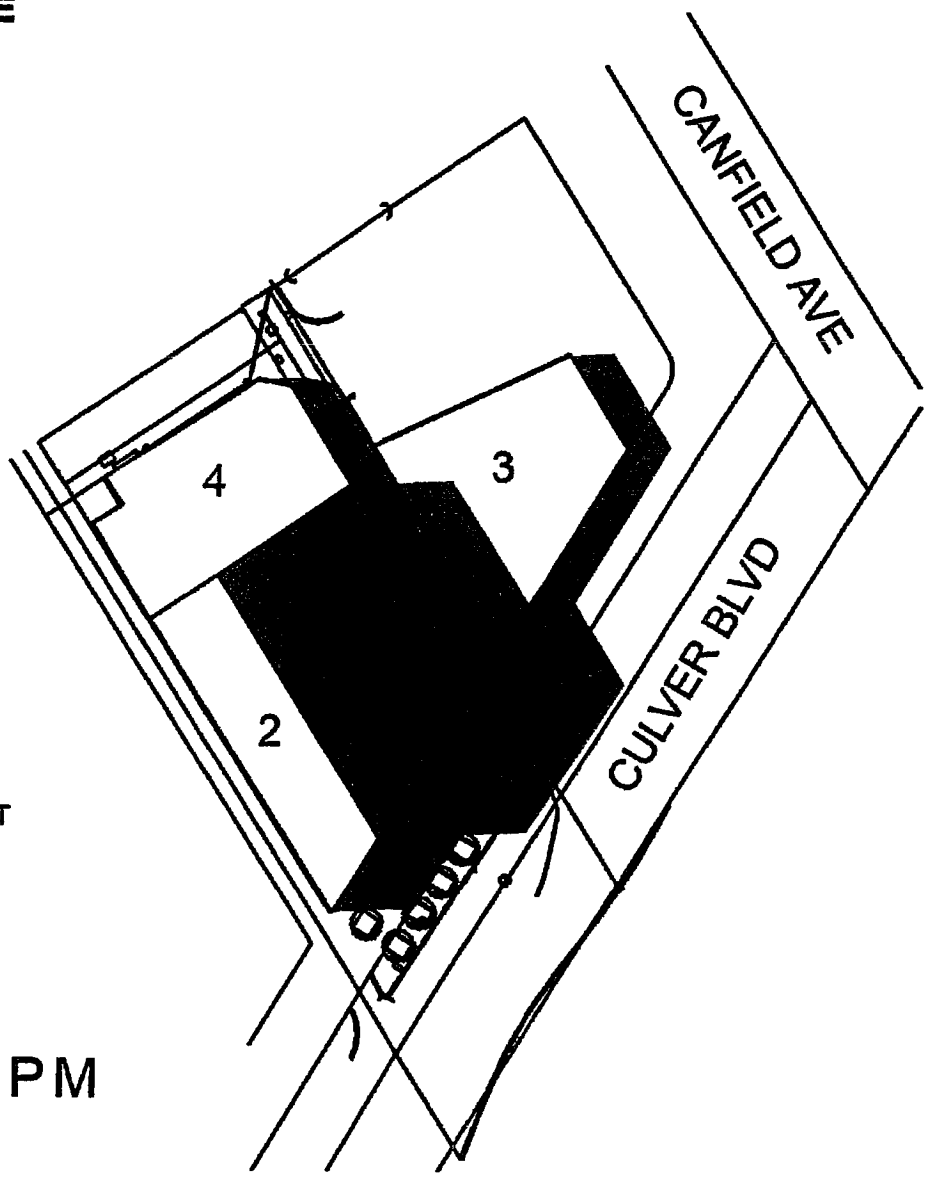

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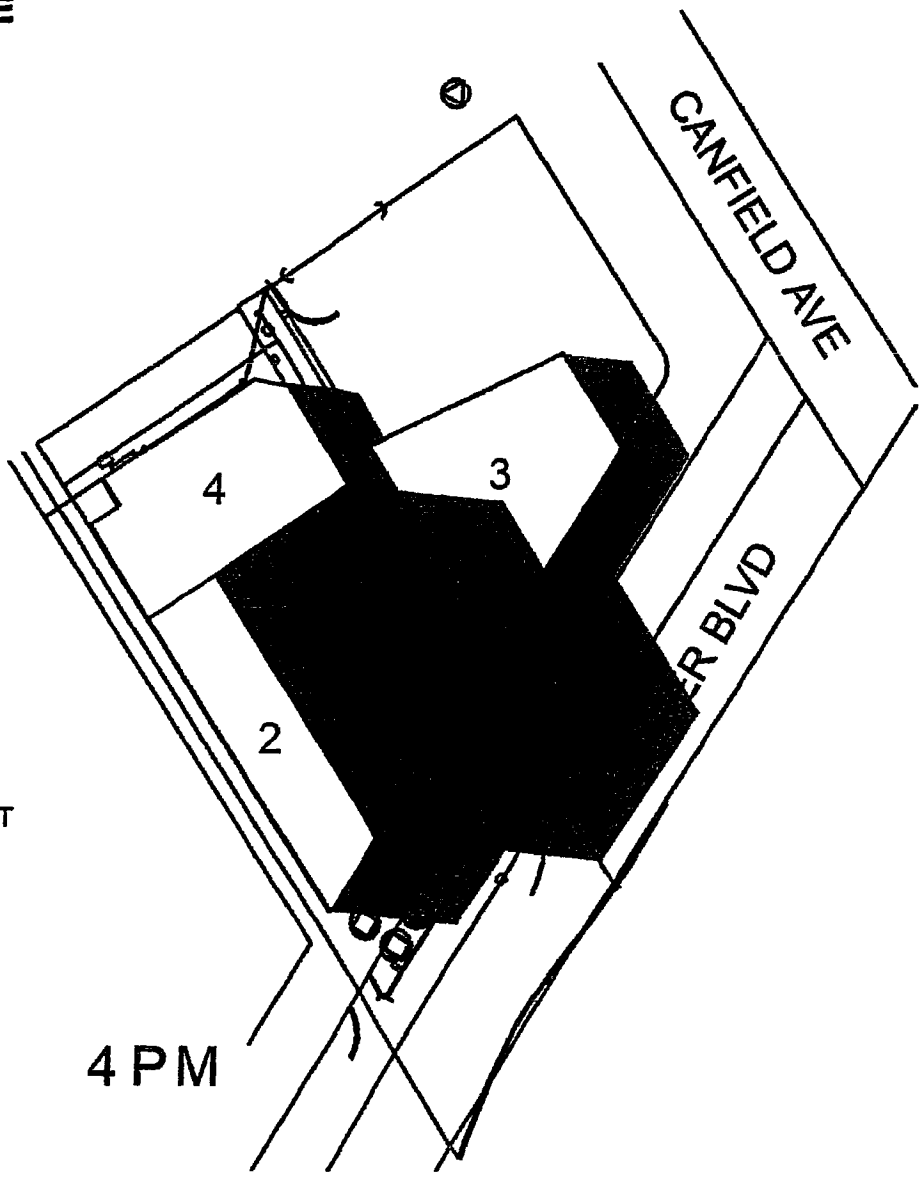

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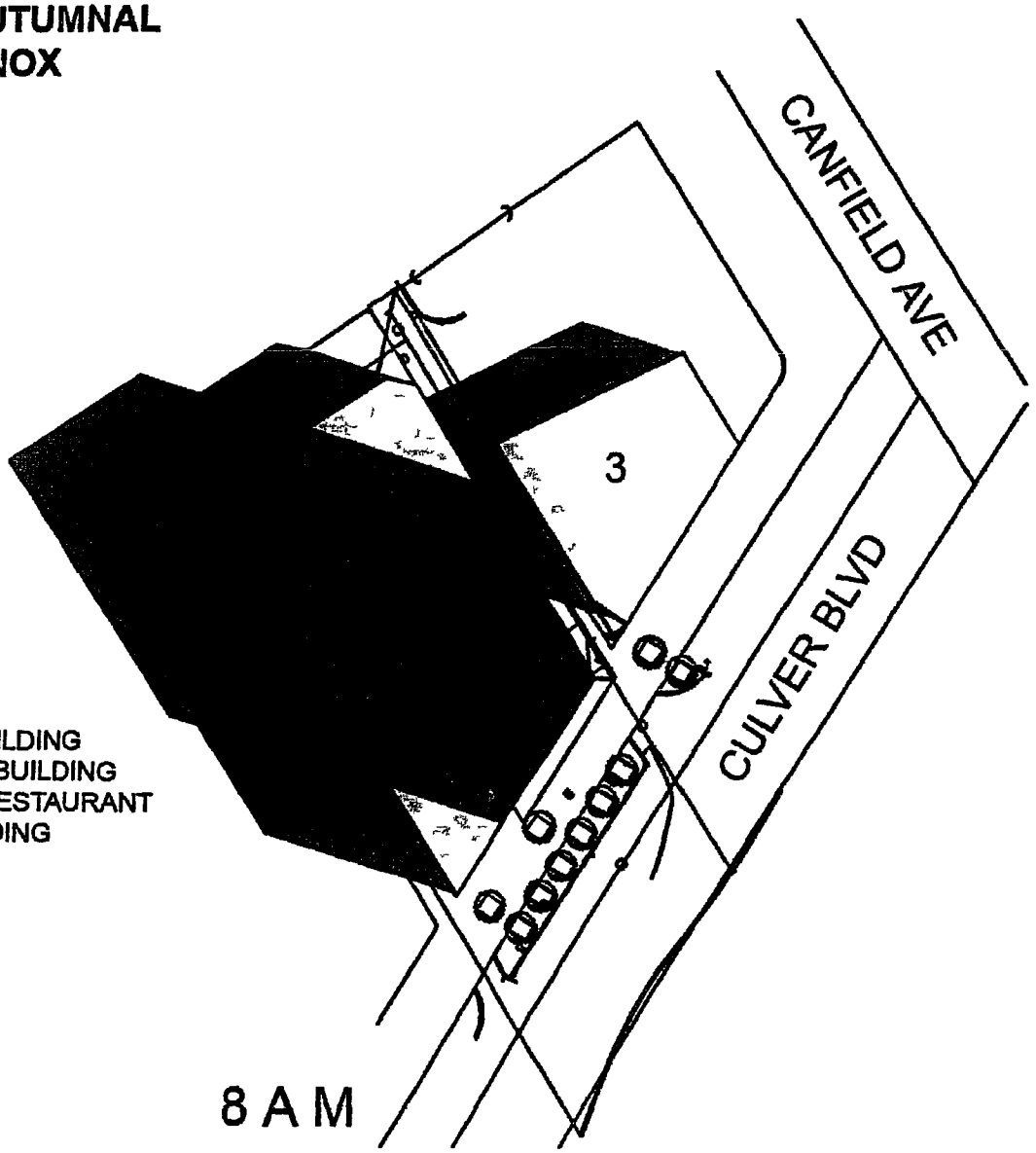

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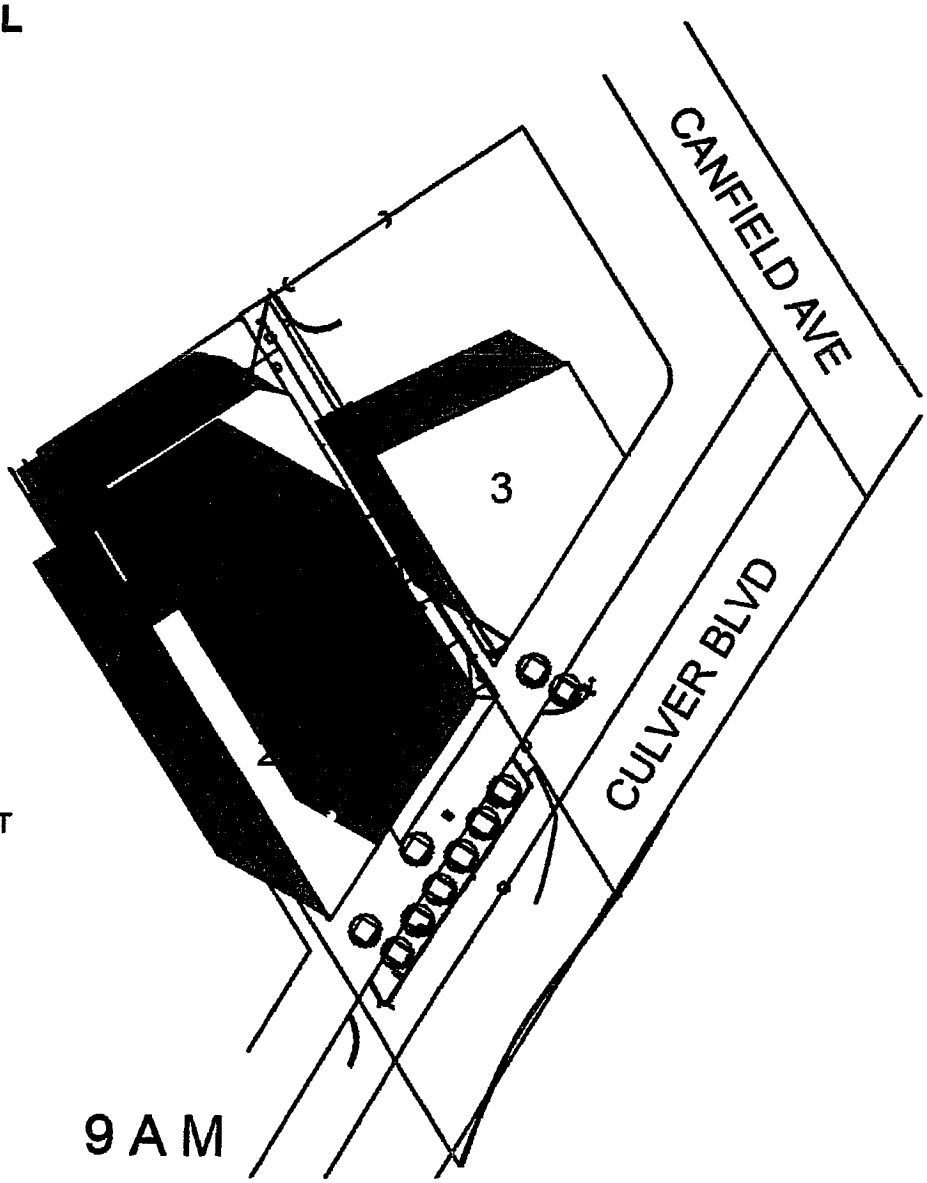

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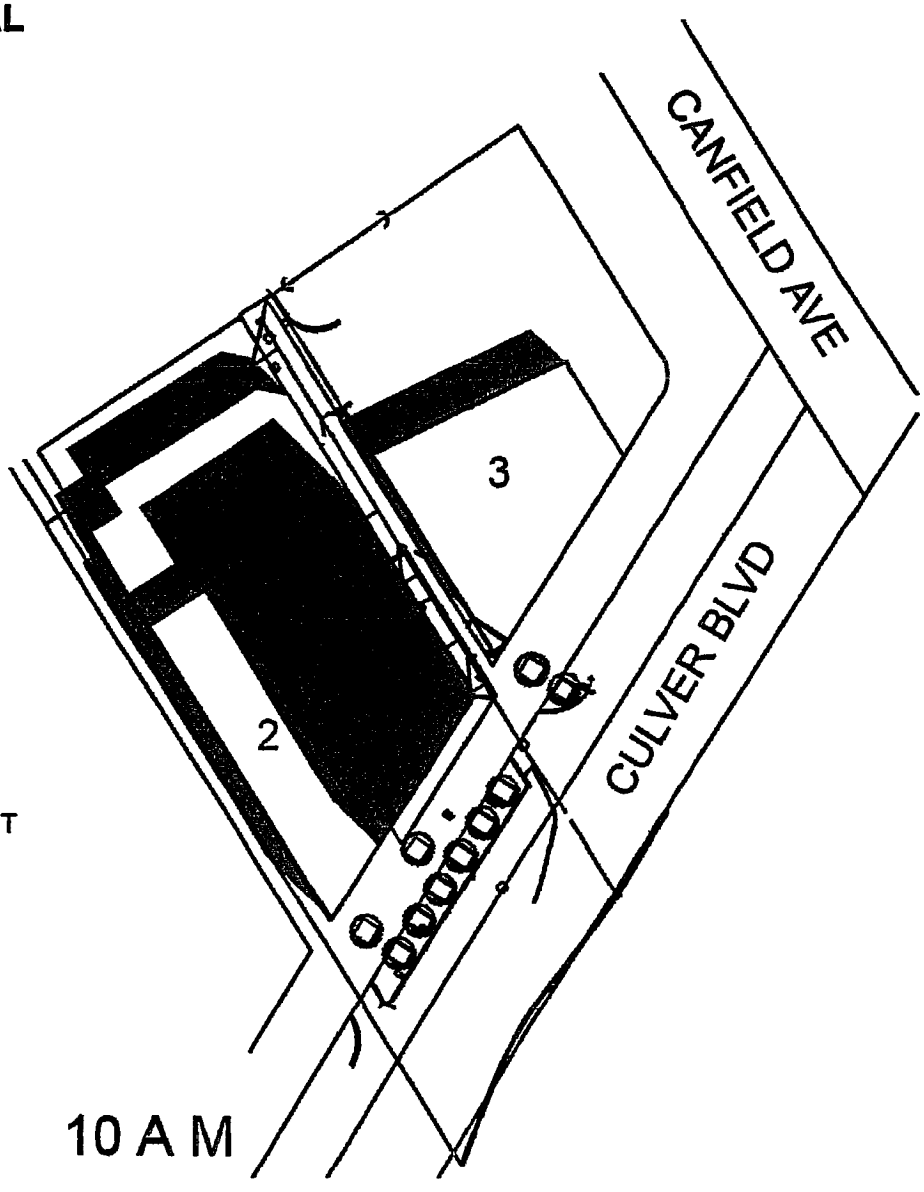

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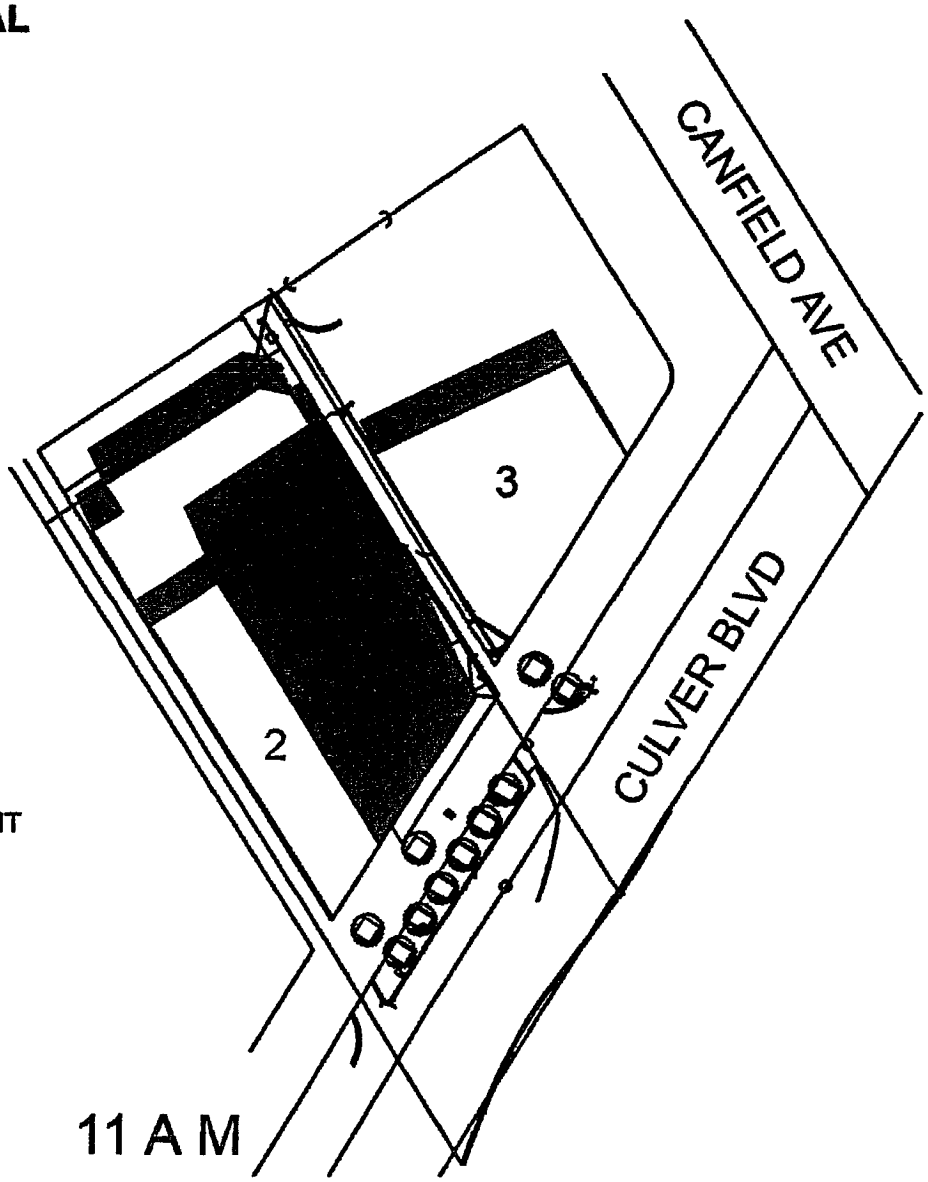

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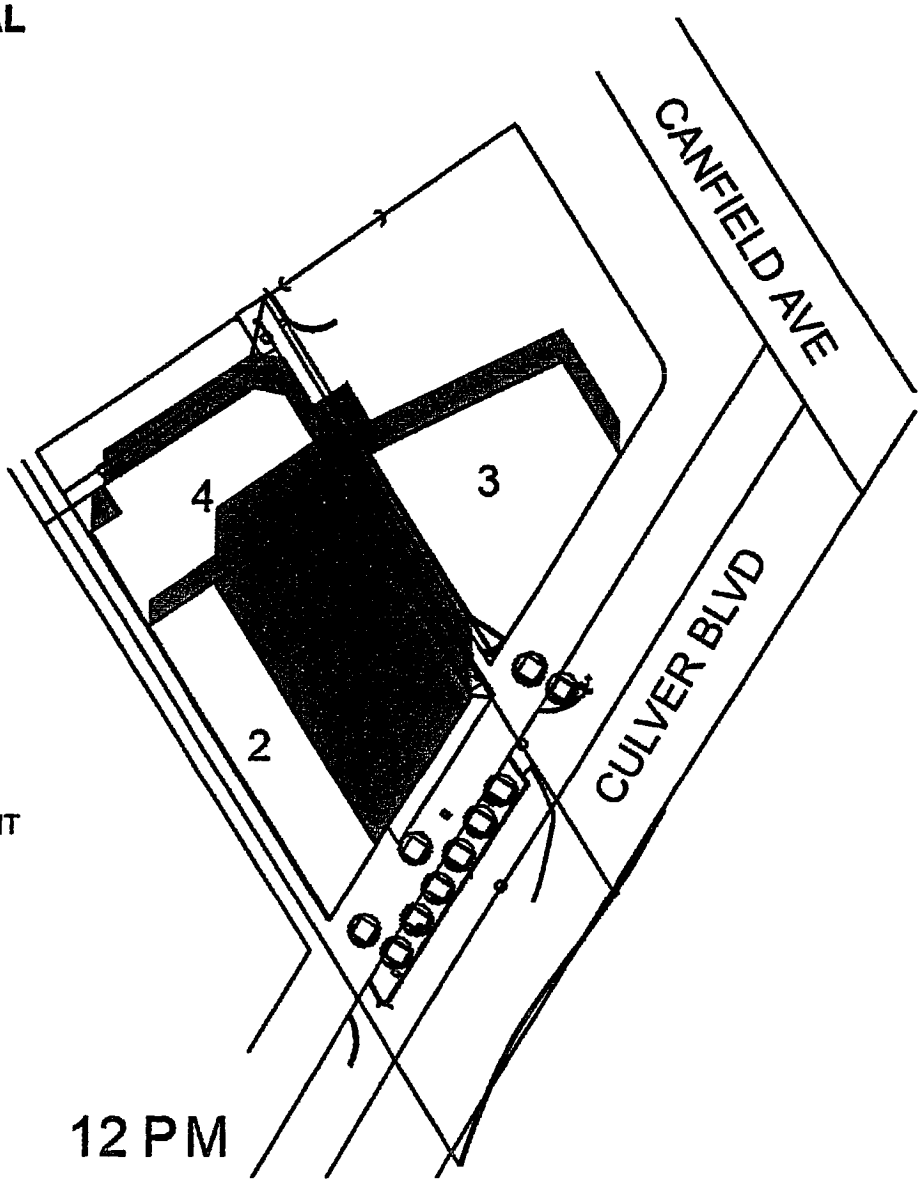

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SHADE STUDIES
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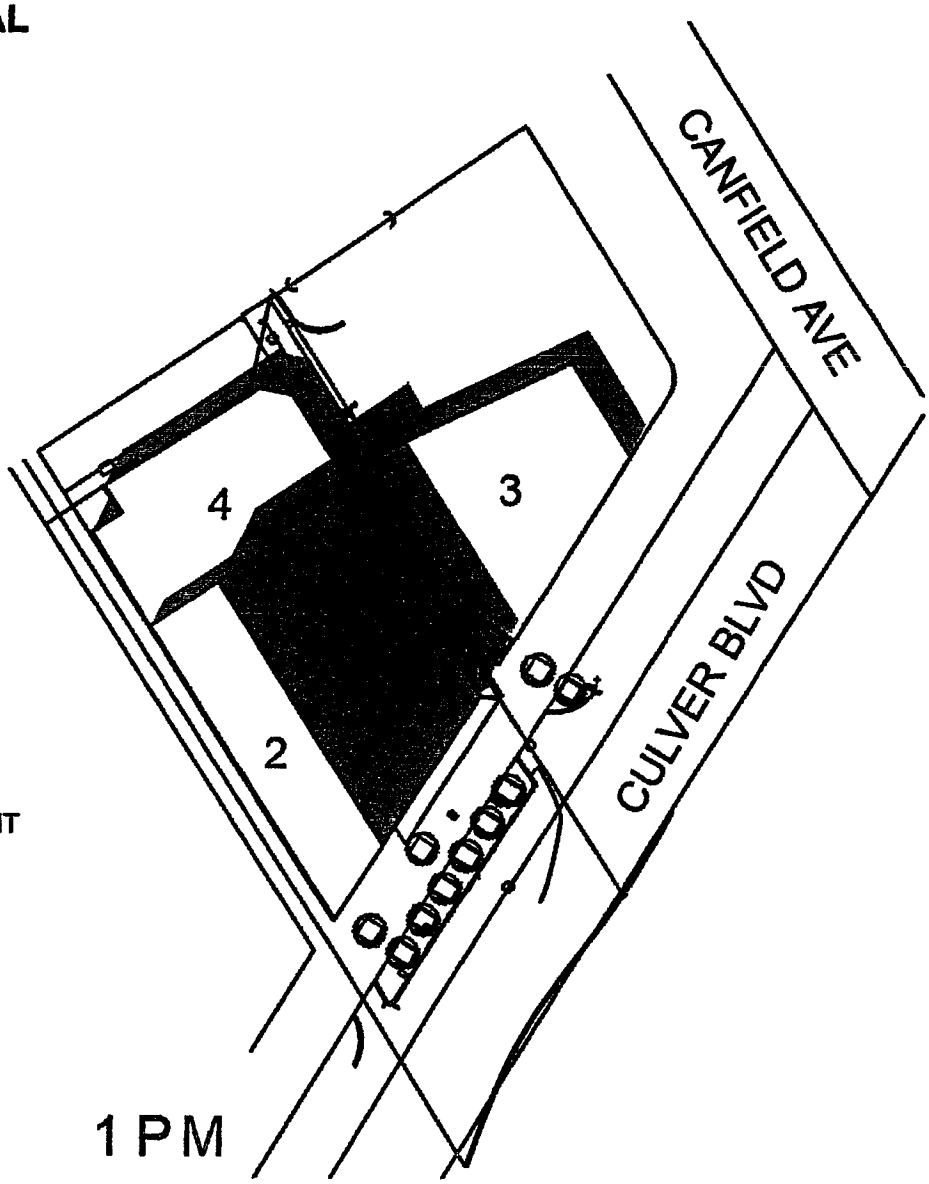

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3 PACIFICO S RESTAURANT
4 OFFICE BUILDING

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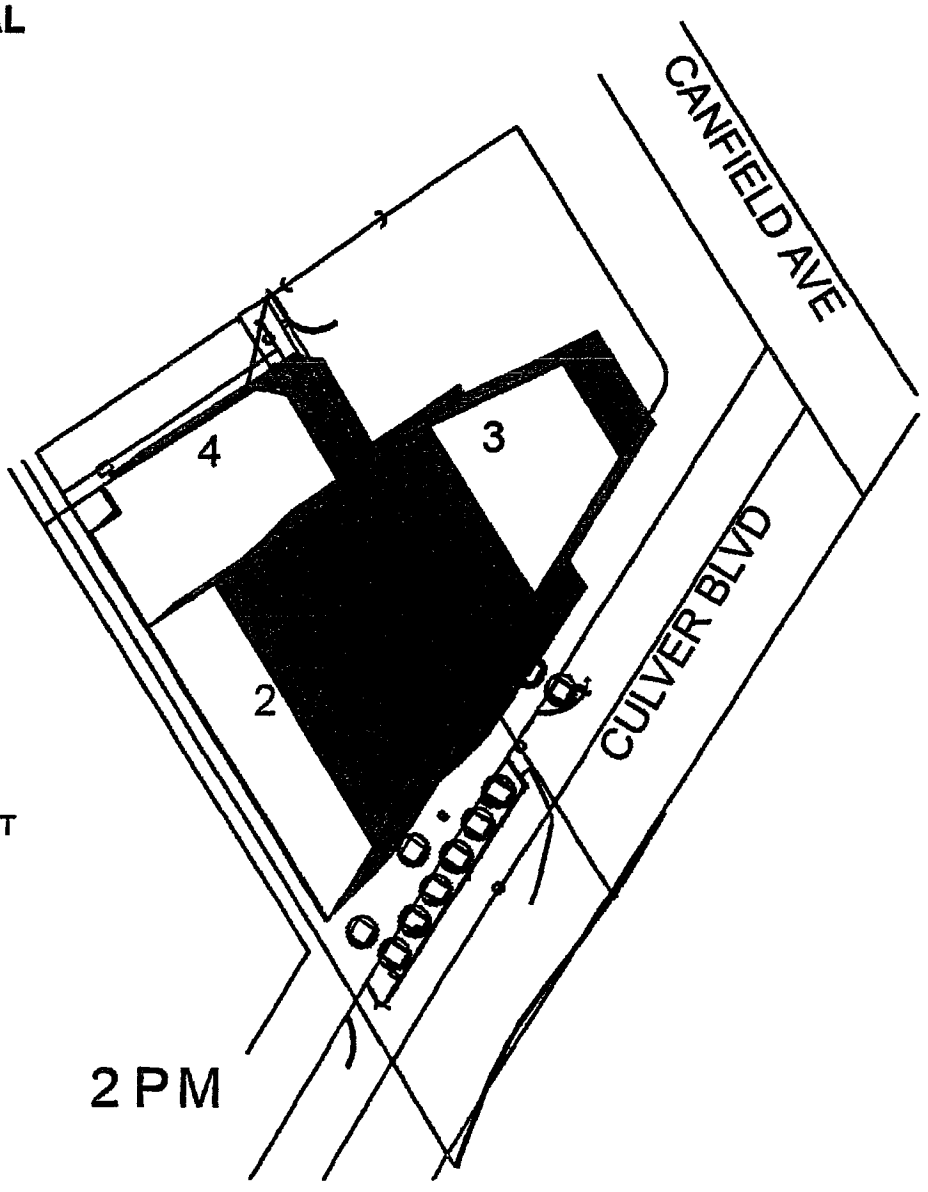

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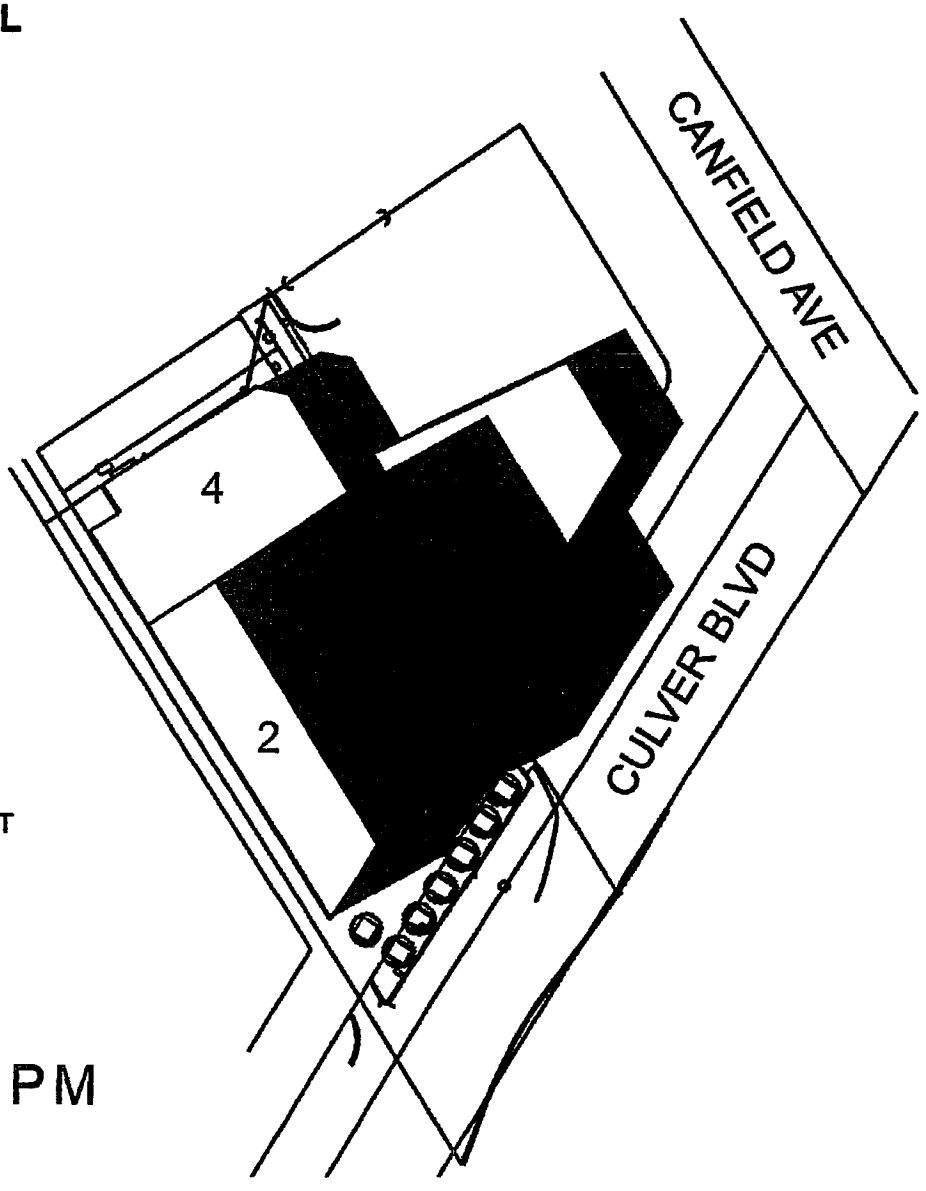

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SHADE STUDIES
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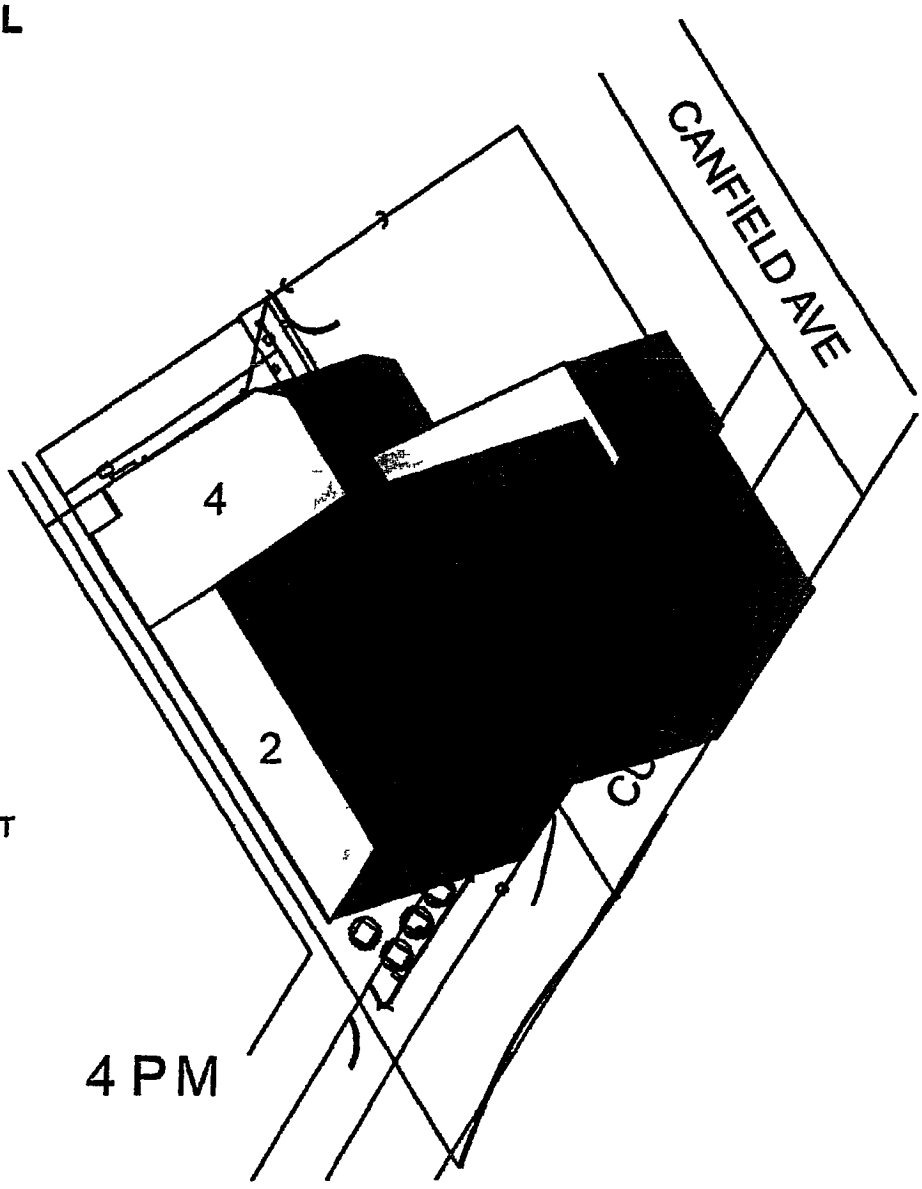

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1 STUDIO R BUILDING
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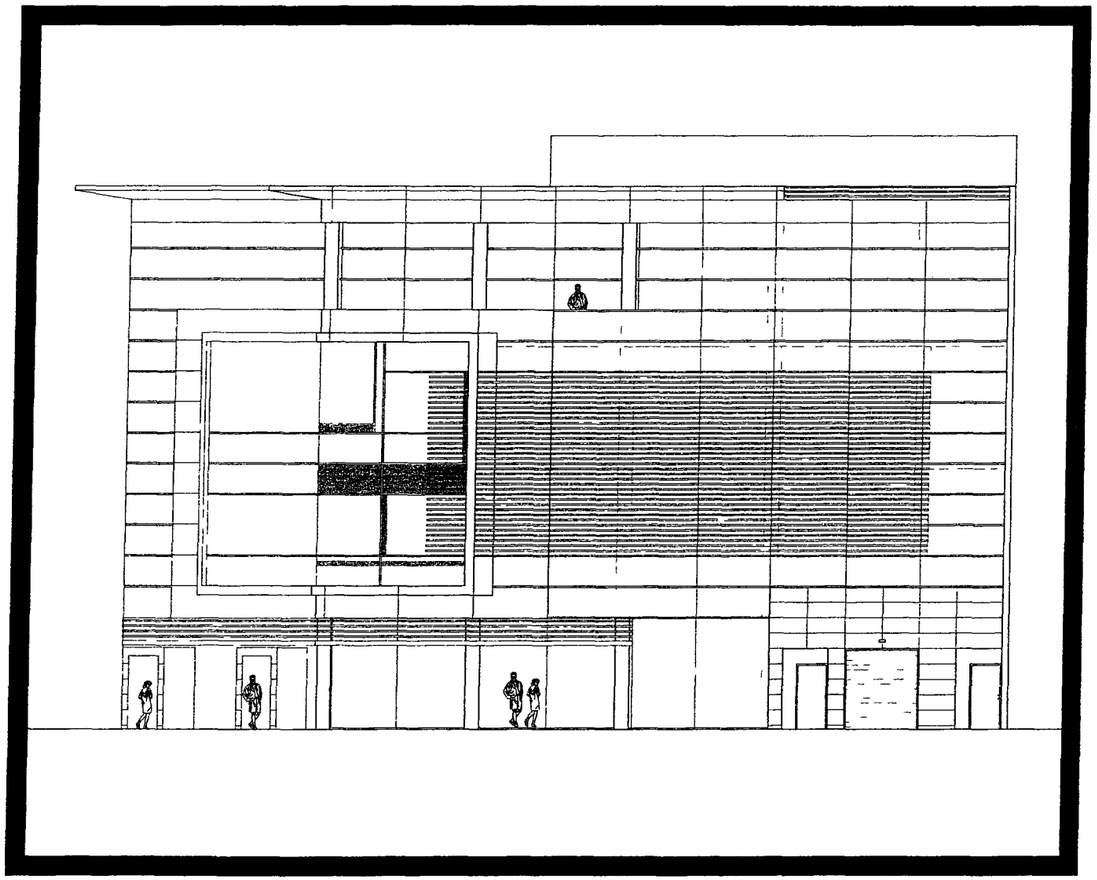
3 PACIFICO S RESTAURANT
4 OFFICE BUILDING

Attachment No 11

STUDIO R BUILDING

9343 Culver Boulevard, Culver City, California



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ROBERT LAWRENCE CEO

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MARINA DEL REY CA 90292

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CULVER CITY
PLANNING DIVISION
9770 CULVER BOULEVARD
CULVER CITY CALIFORNIA 90232 0507
TEL (310) 253-5710
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Checked By ACI
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COVER SHEET

Sheet No.
A-00

LEGAL DESCRIPTION

THAT PORTION OF LOTS 18 & 19 OF TRACT No 2444 IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BOUNDARIES SHOWN PER RECORD DATA.

THIS MAP WAS CREATED WITHOUT BENEFIT OF A TITLE REPORT

BENCHMARK

LEAD & TAG STAMPED LS 5924 CL PROD ALLEY SW OF CANFIELD AVENUE FOUND IN SE CURB OF NW ROADWAY OF CULVER BOULEVARD AS SHOWN HEREON

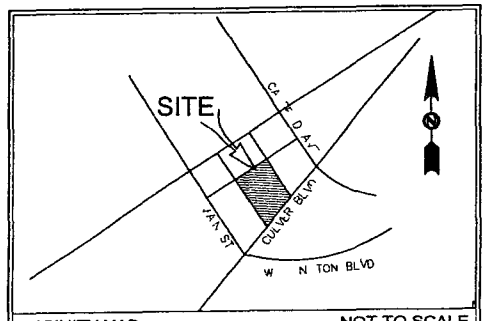
ASSUMED ELEVATION 100 00

BASIS OF BEARING

THE BEARINGS HEREON ARE BASED ON THE BEARING NORTH 31°38'00" EAST OF A COURSE IN THE CULVER CITY ENGINEER'S TRANSIT LINE OF CULVER BOULEVARD AS SHOWN ON TRACT MAP No 18446 RECORDED IN BOOK 502 PAGES 40 TO 42 RECORDS OF LOS ANGELES COUNTY

LEGEND

	BENCHMARK
	BOUNDARY LINE
	CENTERLINE
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BLDG	BUILDING
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
FL	FLOW LINE
GM	GAS METER
MH	MANHOLE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
	ASPHALT CONCRETE
	CONCRETE



VICINITY MAP NOT TO SCALE

ALLEY
TRACT No 2444 LOT 18
TRACT No 18446 LOT 2
TRACT No 18446 LOT
SELY BOUNDARY LINE OF CITY OF LOS ANGELES
NWLY BOUNDARY LINE OF CITY OF CULVER CITY
MULTI STORY COMMERCIAL BUILDING
TRACT No 2444 LOT 18 (POR)
TRACT No 2444 LOT 19 (POR)
S66°15'25"W
S32°41'53"E
S32°41'20"E
MULT STORY COMMERCIAL BUILDING
CULVER BOULEVARD
CANFIELD AVENUE

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TDR ENGINEERING
1545 VICTORY BLVD SUITE 103
GLENDALE CALIFORNIA 91201
Ph 818 761 1508 Fax 818 761 4295

THOMAS GUIDE PAGE 672 G1

APN 4208-030-013

SCALE 1 = 10

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DATE
NO. REVISIONS

TOPOGRAPHIC SURVEY

PREPARED FOR
ROBERT LAWRENCE
25 BUCCANEER STREET
MARINA DEL REY CALIF
TEL 310 990 9937

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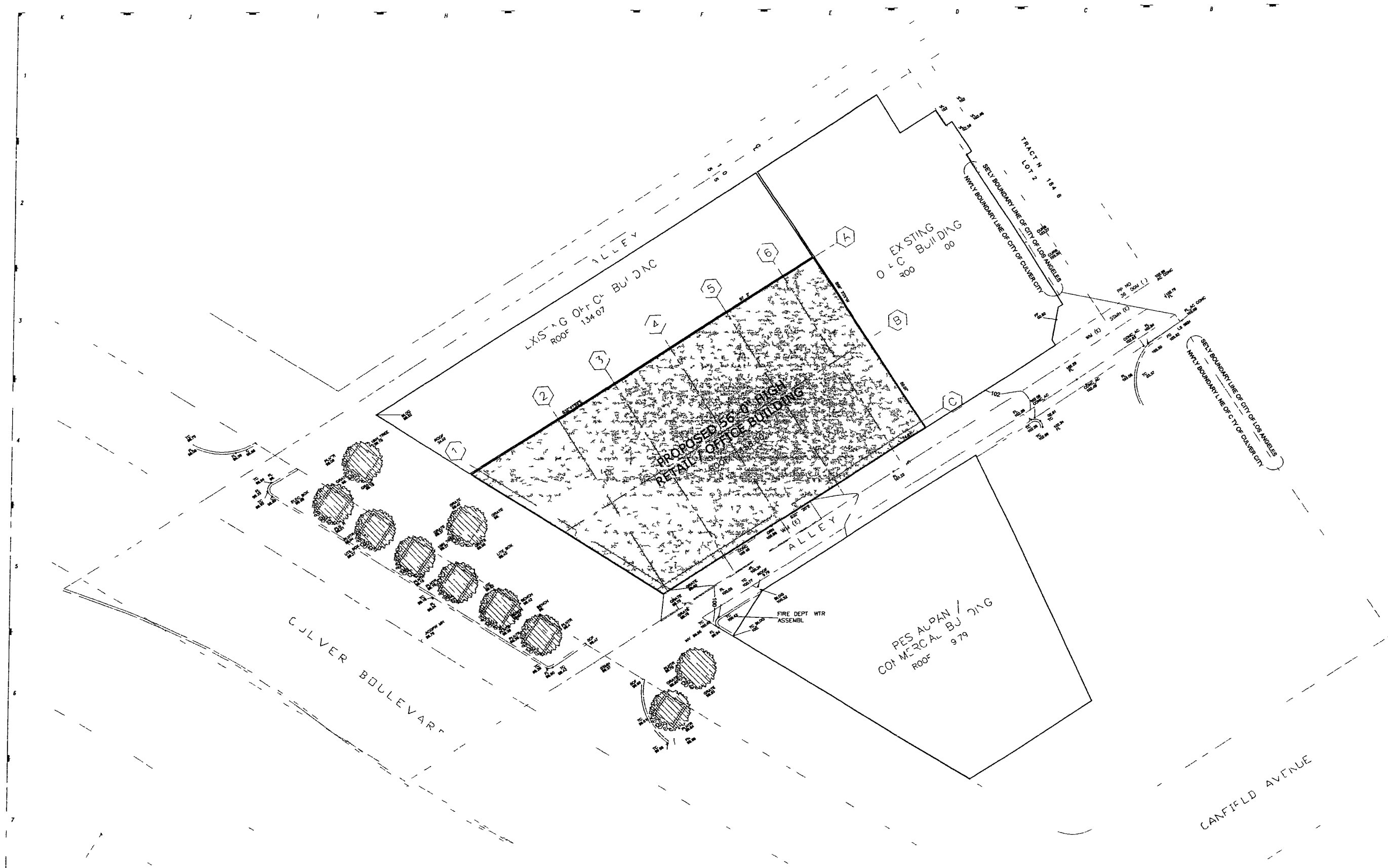
CULVER CITY CALIFORNIA

CLIENT NO LAW 001

DRAWING NO 1

SHEET 1 OF 1 SHEET



PROPOSED SITE PLAN / BOUNDARY PLAN

SCALE 2 0

LEGEND

E) EXISTING
SANITARY SEWER MANHOLE
W WATER METER
WV WATER VALVE

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SITE PLAN

Sheet No.
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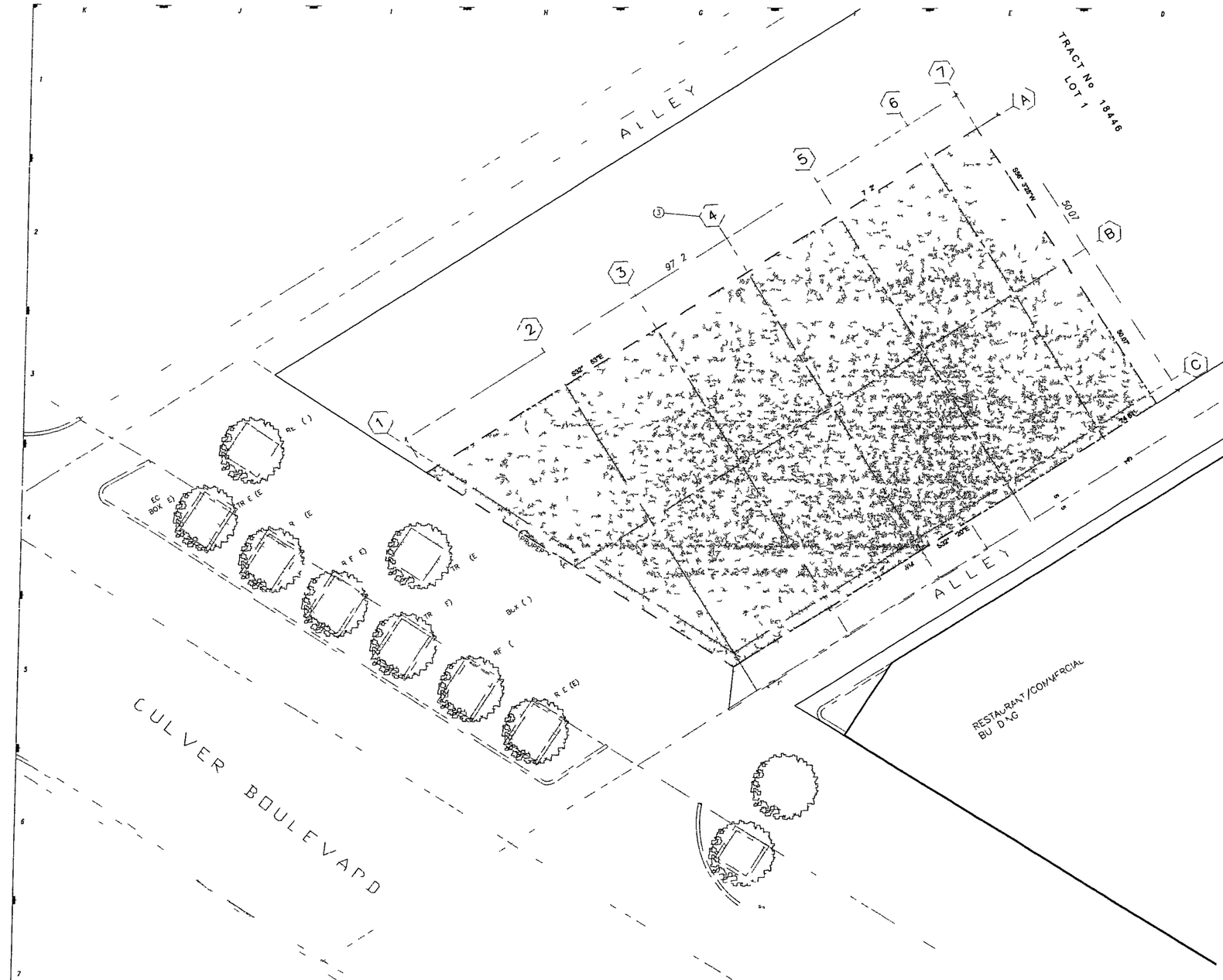


PROPOSED SITE PLAN

SCALE 8 0

PROJECT SUMMARY

LEGAL DESCRIPTION

THE PROPERTY OF THE ENTIRE APPROVED BOUNDARY SHOWN HEREON. THE PROPERTY IS LOCATED IN THE CITY OF LA. OR THE CITY OF CULVER CITY.

SITE

SINGLE (COMMERCIAL) DOWNTOWN ENTERTAINMENT DISTRICT

TRACT NO. 46

PIN 2060300

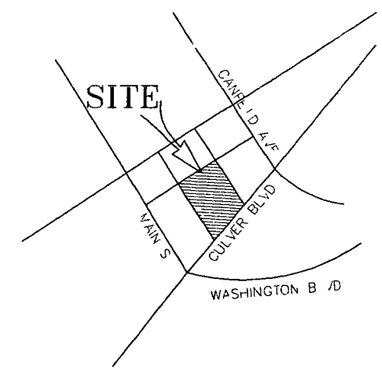
PROPOSED BUILDING USE: GROUND FLOOR RETAIL, 2ND TO 7TH FLOOR OFFICE

PROPOSED BUILDING AREA

	LEASABLE SPACE	SQUARE FOOTAGE		DECK	GROSS FLOOR
GROUND FLOOR		[illegible]			[illegible]
2ND FLOOR	3,04	38 S.F			8,[illegible] S.
3RD FLOOR	04	38 S.F			83
7TH FLOOR	2,	38			93
ROOF DECK				804	93
TOTAL					

PARKING REQUIREMENT

	FLOOR AREA ( )	BUILDING SQ	PARKING REQUIRED	PARKING PROVIDED
GROUND FLOOR		AREA	RESTAURANTS 000	NONE
2ND TO 7TH FLOOR		OFFICE	SPACES 000 44	NONE



VICINITY PLAN

LEGEND

( ) EXISTING

DEMOLITION OF PROGRESS

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SITE PLAN

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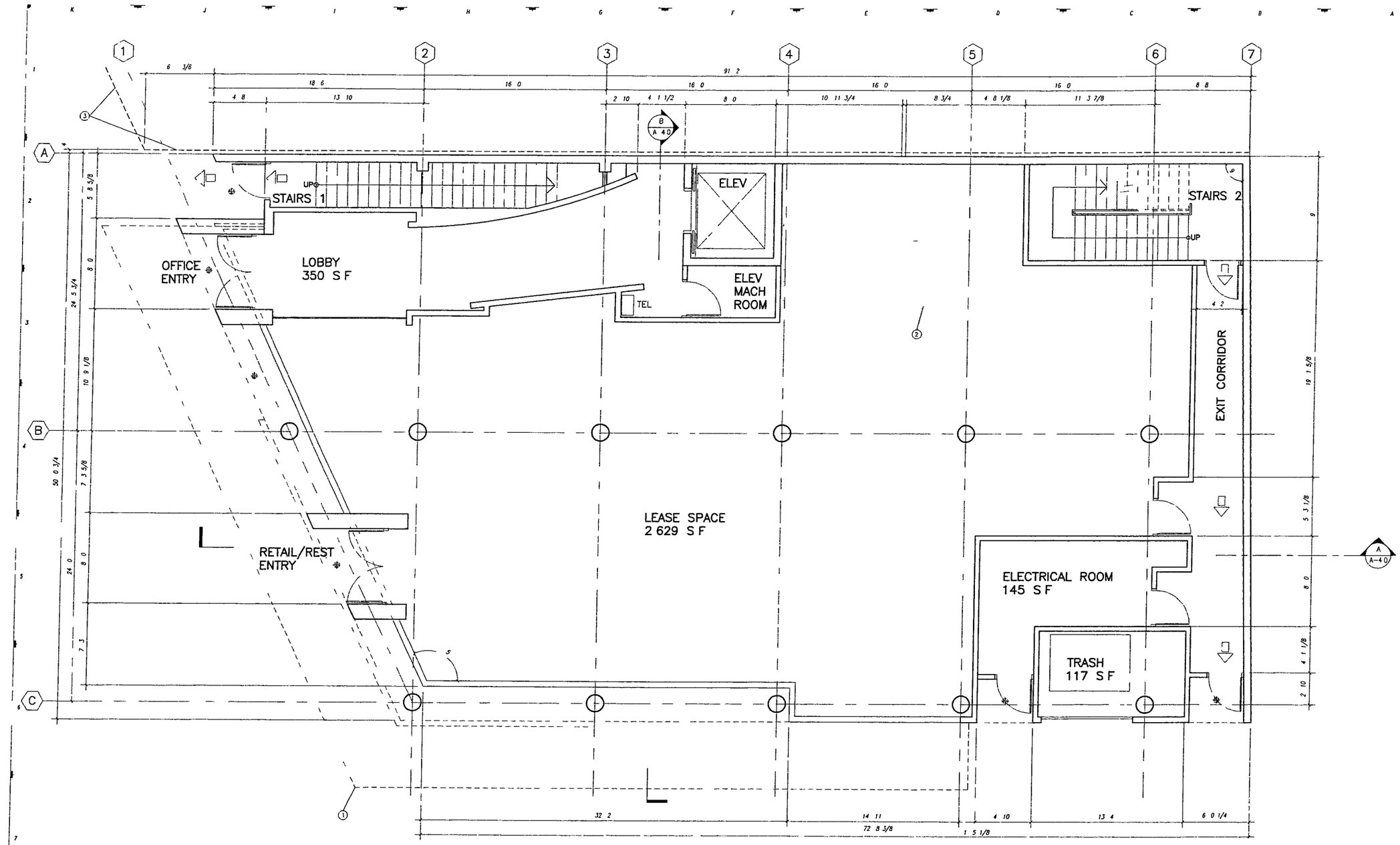

GROUND LEVEL

GROSS FLOOR AREA 3 979 S F

SCALE 1/4 1 0

A

N REFERENCE NORTH

PLAN NOTES

THE E NOTES APPL TO TH S SHEET ONL

1. OUTLINE OF ROOF ABOVE
2. LOCATION OF FUTURE TENANT'S TOILET TO BE SUBMITTED UNDER EPARATE PERMIT
3. WALL OF EXISTING CITIZEN ART BUILDING

LEGEND

RECESSED INCAN LIGHT FIXTURE

DIRECTION O EGRESS

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Sheet Title

GROUND LEVEL PLAN

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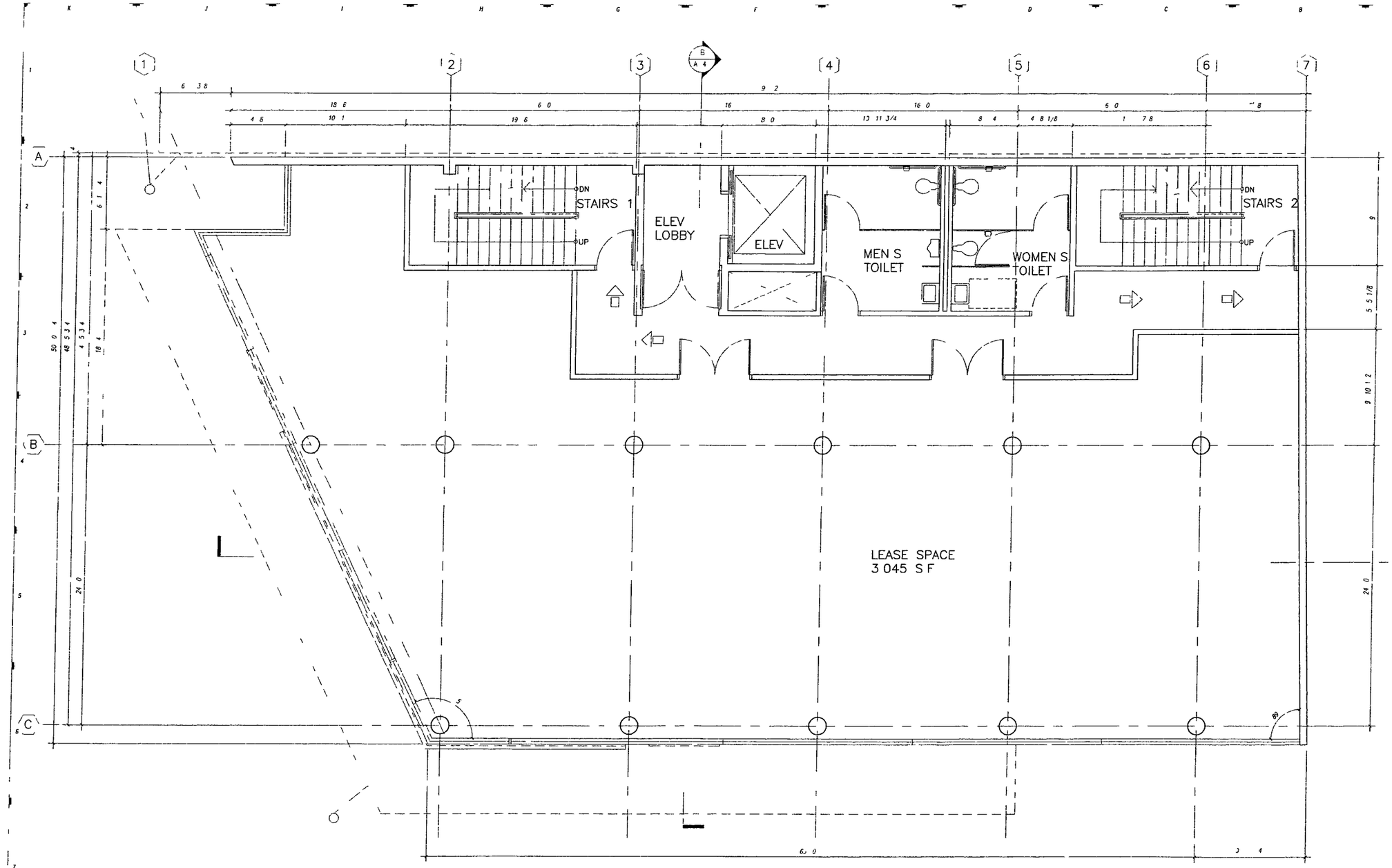

2ND-3RD LEVEL

GROSS FLOOR AR 4 983 S F EACH L VE

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PLAN NOTES

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OUTLINE OF ROOF 30X

ALL OF IS N C F I AR B I D

LEGEND

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2ND - 3RD LEVEL PLANS

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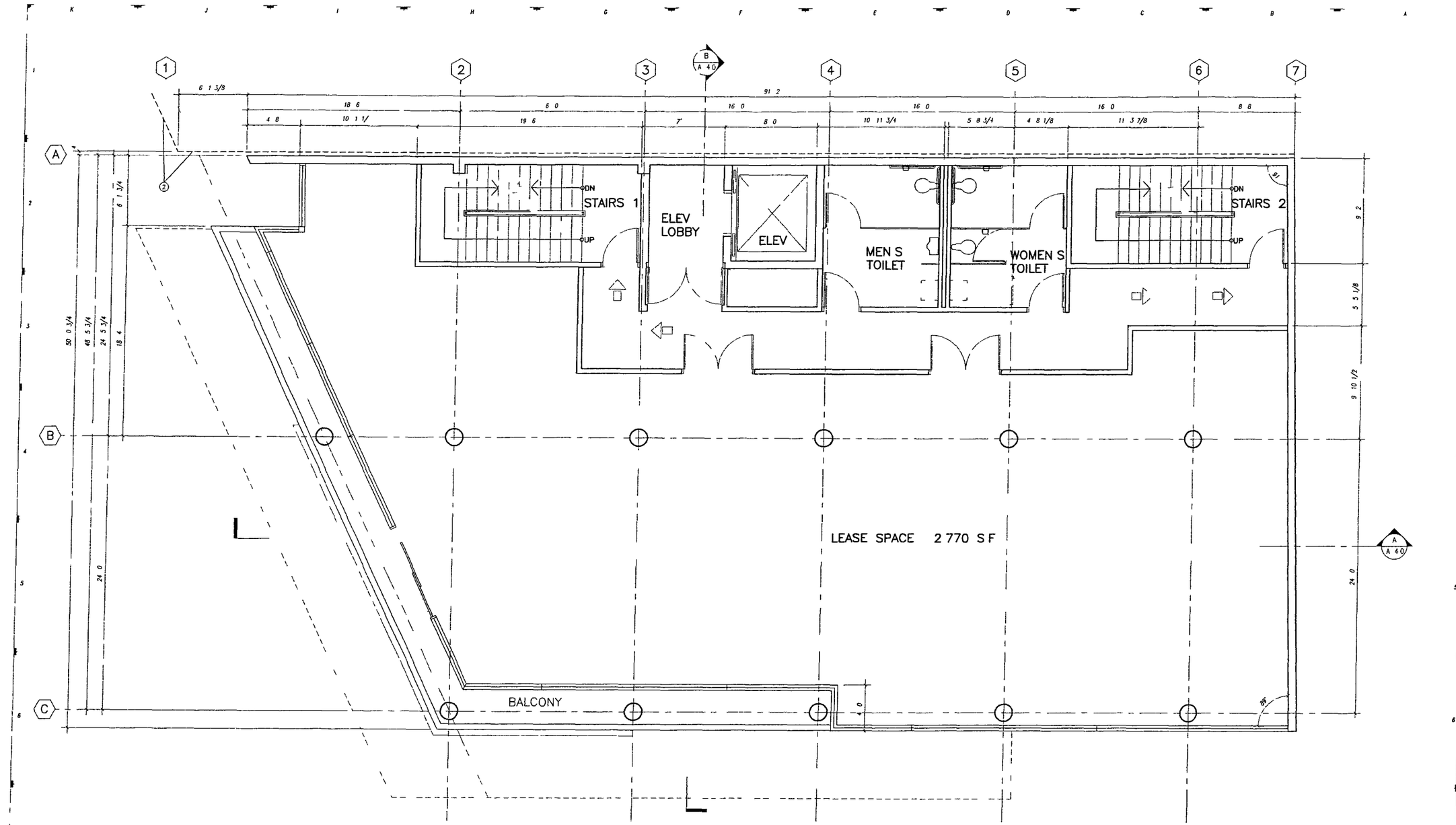

4TH LEVEL

CROSS FLOOR AREA 4 008 S F
BALCONY 275 S F

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N REFERENCE NORTH

PLAN NOTES

THESE NOTES APPLY TO THIS SHEET ONL

1 OUTLINE OF ROOF ABOVE

WALL OF EXISTING CITIZEN ART BUILDING

LEGEND

DIRECTION OF EGRESS

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4TH LEVEL PLAN

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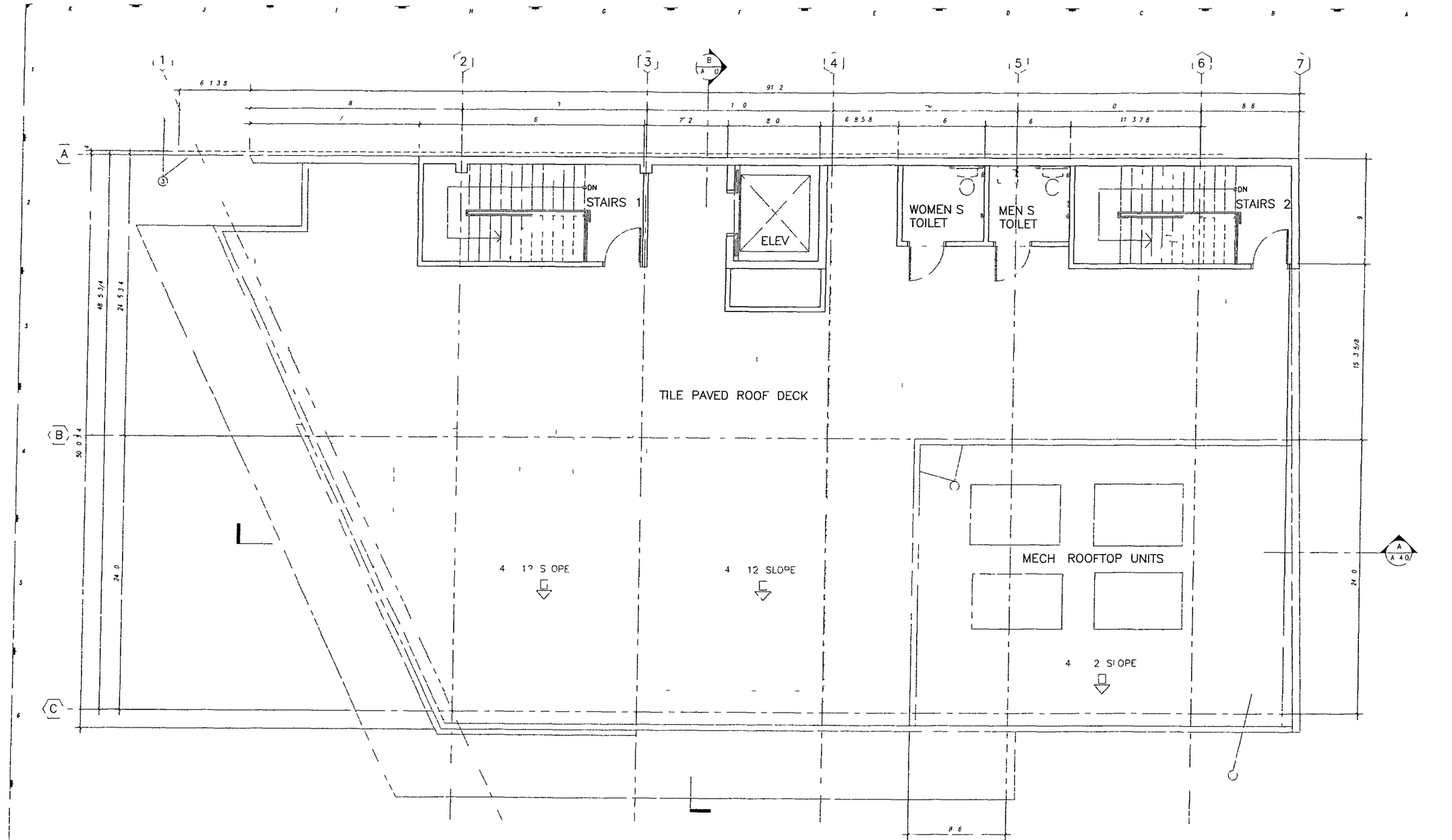

ROOF PLAN

ROOF FLOOR AREA 4,183 SF

SCALE 0

PLAN NOTES

THESE NOTES APPLY TO ROOFING ONLY

1. CLASS A PLY BITUMEN ROOFING
2. COPPER
3. WALL OF EXISTING CONCRETE PARKING BUILDING

LEGEND

DENOTES DROP OF 12 LOAFF

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ROOF PLAN

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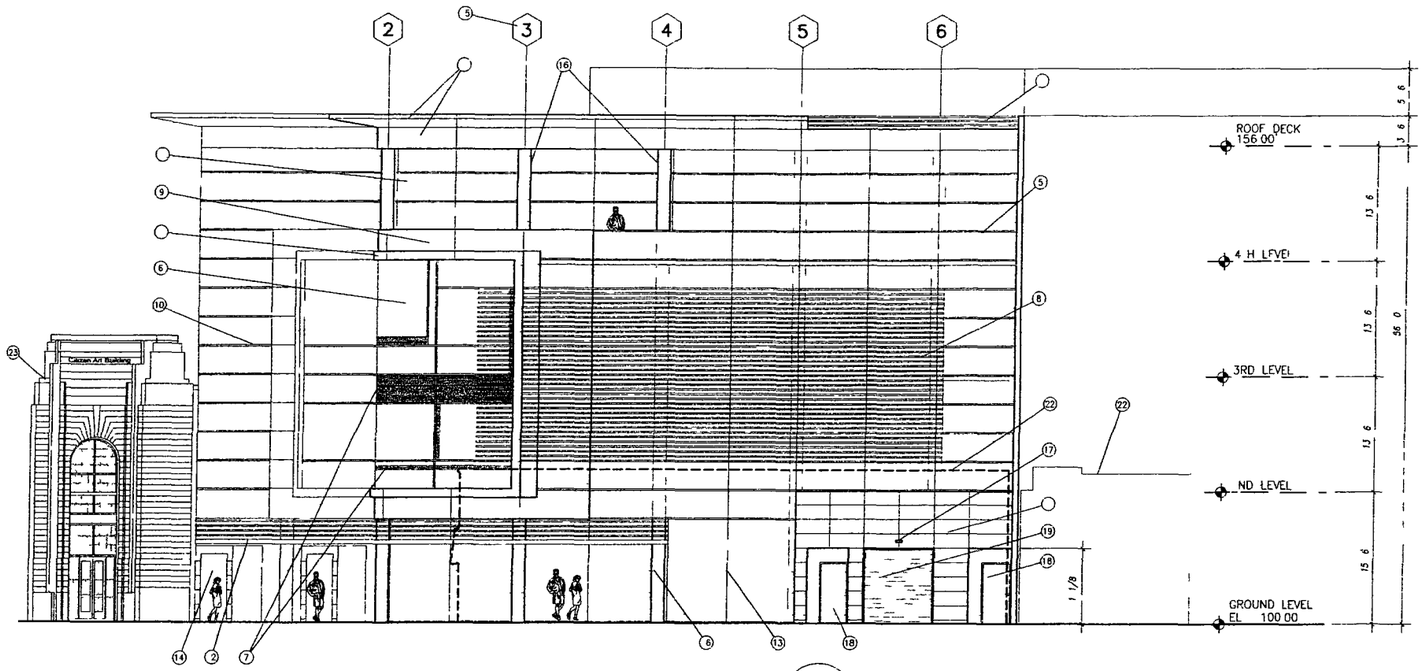

EAST ELEVATION

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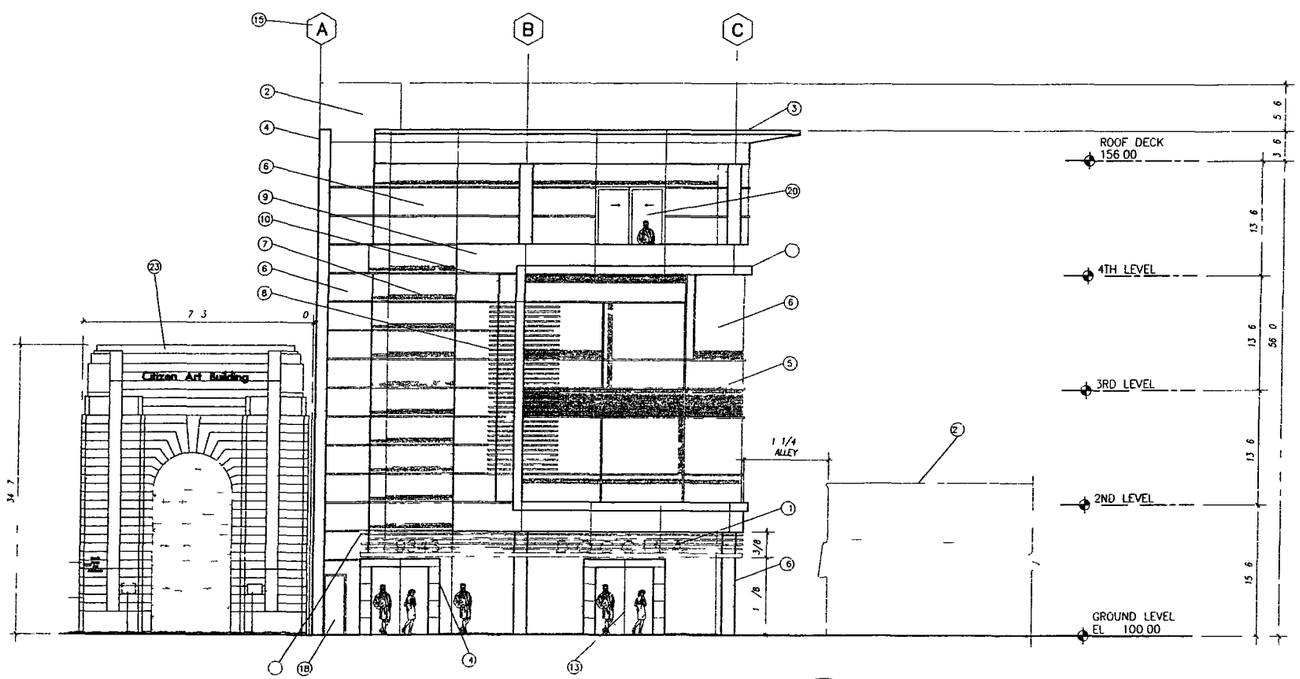

SOUTH ELEVATION

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B

PLAN NOTES

THESE NOTES APPL TO THIS SHEET ONL

- (1) CLEAR ANODIZED ALUMINUM EYEBROW
- (2) OFF WHITE PAINTED STUCCO FINISH STAIR TOWER BEYOND
- (3) CLEAR ANODIZED ALUMINUM CROWN
- (4) METAL STUD WALL WITH PLASTER FINISH ON THE OUTSIDE /8 THK TYPE X GYP BOARD ON THE INSIDE
- (5) 6" CLEAR ANODI ED HORIZONTAL GLAZING SYSTEM
- (6) / SOLEX GLASS
- (7) FRITTED SOLEX GLASS TYP
- (8) TEAK WOOD SUN-SHADE ELEMENT
- (9) / THICK SLAB GRA STONE
- (10) ALUMINUM REVEAL
- (11) STAINLESS STEEL INDIVIDUAL LETTER BACK LIT SIGNAGE TYP
- (12) ALUMINUM SIGNAGE BAND
- (13) MULLION-LESS /? THICK BUTT GLAZED STOREFRONT GROUND LEVEL TYP
- (14) / THICK GRA STONE CLADDED ENTRY TYP
- (15) INDICATES GRID REFERENCE, SEE ALSO FLOOR PLANS
- (16) CLEAR ANODIZED ALUMINUM ROUN COLUMN CLADDING TYP
- (17) EXTERIOR LIGHTING WITH SHIELDING
- (18) METAL SWING DOOR WITH NATURAL GRA PAINT FINISH
- (19) METAL ROLL UP DOO WITH NATURAL GRA NT FINISH
- (20) SLIDING GLASS DOOR
- (21) MECH. SCREEN
- (22) OUTLINE OF EXISTING BUILDING
- (23) EXISTING CITIZEN ART BUILDING

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EAST & SOUTH ELEVATIONS

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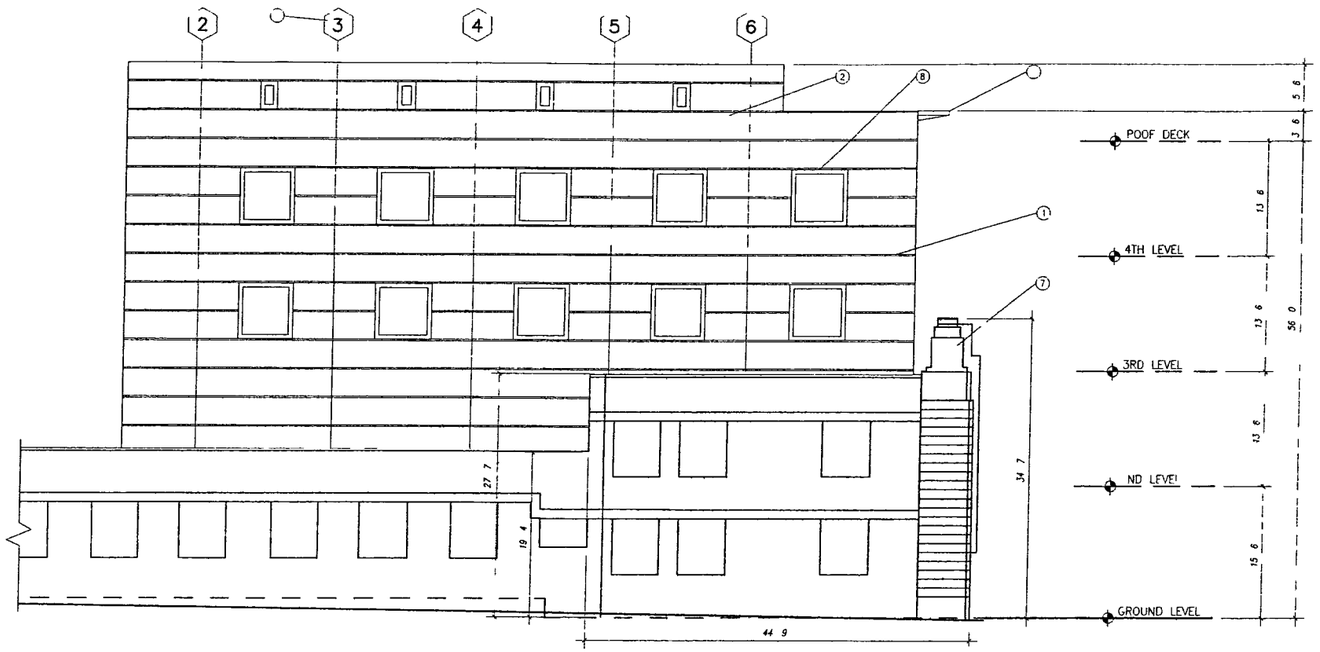

WEST ELEVATION

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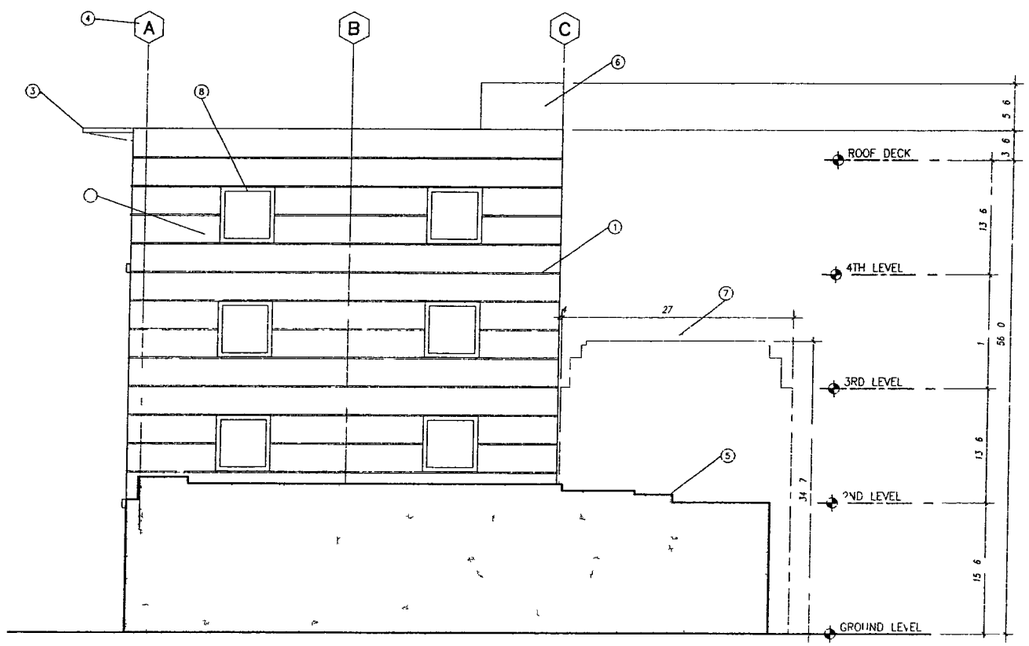

NORTH ELEVATION

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B

PLAN NOTES

HESE NO"ES APPL "HIS HEET OF

- STUCCO REVEAL (TYP) WITH OFF WHITE AINT FINISH
- STUCCO WALL WITH OFF WHITE AINT FINISH
- CLEAR ANODIZED ALUMINUM CROWN BEYOND
- INDICATE GRID REFERENCE, SEE ALSO FLOOR PLAN
- ISTING BUILDING IN FRONT
- STUCC FINISH STAIR OWER BEYOND
- EXISTING ITLEN ART BUILDING
- CEMENT PLASTER RELIEF

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WEST & NORTH ELEVATIONS

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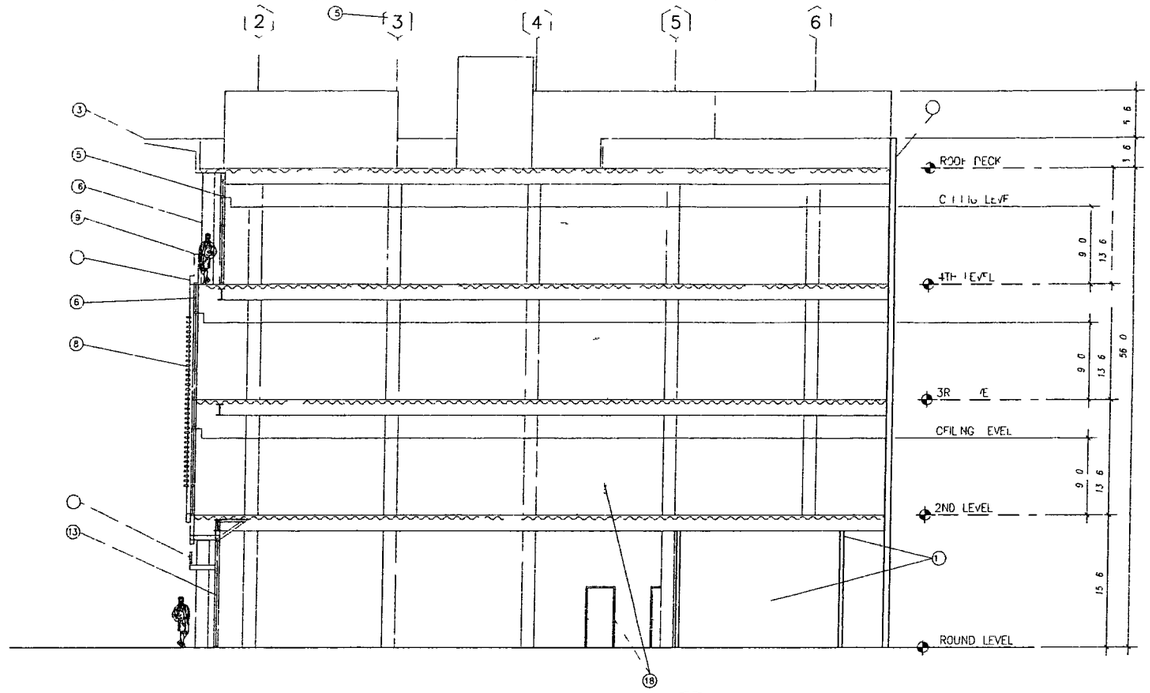

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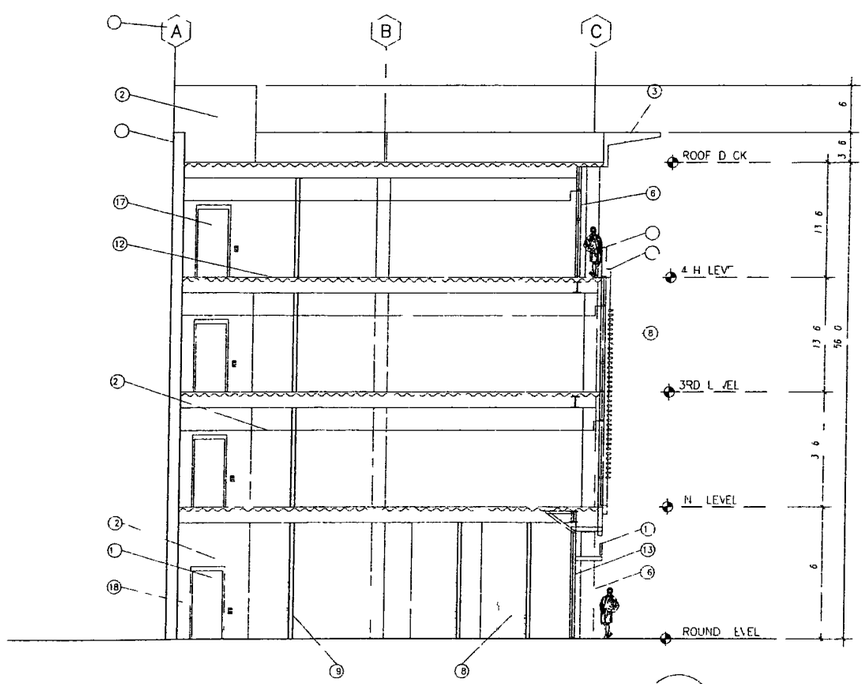

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PLAN NOTES

HERE TE APPL SHEE NK

- EAP ANODI AL MINUM EYEBROW
- OFF WHITE AINTED STUCCO FINISH OWFP BEYOND
- CLEAR ANODIZE ALUMINUM CROWN
- METAL STU ALL WITH LASTER FINISH ON TH OUTSIDE AK TYE CYP BOARD ON INSIDE
- x6 CLAR ANODIZED HORIZONTAL GLAZING YSTEM
- SOLEX LASS TYP
- RITTED SOLEX LASS TYP
- x6 EAP WOO SU SHADE ELEMENT
- THIC SLAB GRA ONE
- 16 ALUMINUM REVEAL
- 15 STAINLESS STEE NDIVIDUAL LETTE BACK LIT GNAGE TY
- 14 STRUC CONCRETE OOR OVER ETAL DECK
- 13 ULION /2 THICK BUTT LAZED STOREFRONT GROUND LEVEL TY
- 12 / THICK GRA TION CLADDED EN RY WA TYP
- 11 INDICATES R EFFRENC SEE ALSO FLOOR PLANS
- 10 LEAR ANODI ED AL INU ROUND MN CLAD NG YP
- 17 ELEV TOR OOR BEYON
- 18 ETAL SWING DOO WITH NA RAL GRA AINT
- 19 ETAL STU ALL WITH /8 THK TY YP BOARD
- 20 SLIDING LASS DOOR
- 21 GYPSU BOAR LING OVER ETAL STUD
- 22 MECH SCREE BEYOND

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9343 CULVER BOULEVARD

CULVER CITY CALIFORNIA

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