Culver CITY

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PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, FEBRUARY 26, 2014
7:00 P.M.

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

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AGENDA
Planning Commission
Wednesday, February 26, 2014
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Scott Wyant, Chair
Linda Smith-Frost, Vice Chair
Kevin Lachoff, Commissioner
Dana Amy Sayles, Commissioner
David VonCannon, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1.: **Zoning Code Map Amendment (ZCMA- P2014018) to rezone the project site from the Commercial Neighborhood (CN) zone to the Open Space (OS) zone, in conformance with the General Plan Land Use designation; and a Comprehensive Plan (CP-P2013176) to allow the conversion of the existing Armory building into the Wende Museum, and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively.**
Recommendation: Adopt Resolutions recommending approval of the Zoning Code Map Amendment; the Wende Comprehensive Plan and the Am Vets Comprehensive Plan to the City Council

CONSENT CALENDAR *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2014

Date	Day	Time	Location
City Council			
March 10	*Monday*	*7:00PM*	*Council Chambers*
Civil Service Commission			
March 5	*Wednesday*	*7:00PM*	*Council Chambers*
Cultural Affairs Commission			
March 11	*Tuesday*	*7:00PM*	*Council Chambers*
Parks & Recreation Commission			
March 4	*Tuesday*	*7:00PM*	*Council Chambers*
Planning Commission			
March 12	*Wednesday*	*7:00PM*	*Council Chambers*

Meetings may be added or changed.

Meeting Date: February 26, 2014	Item Number: PH-1
AGENDA ITEM: Zoning Code Map Amendment (ZCMA P-2014018) to rezone the project site from the Commercial Neighborhood (CN) zone to the Open Space (OS) zone, in conformance with the General Plan Land Use designation; and a Comprehensive Plan (CP P-2013176) to allow the conversion of the existing Armory building into the Wende Museum, and to allow the continued use of the Am Vets Post 2 facility located at 10808 Culver Boulevard and 10858 Culver Boulevard, respectively.	
Contact Person/Dept.: Joshua Williams, Associate Planner	Phone Number: (310) 253-5706
Public Hearing: [X] Action Item: []	Attachments: [X]
Public Notification: On February 6, 2014, a notice was mailed to all the property owners and occupants within a 500 foot radius of the site and emailed to the Master Notification List. The notice was also published in the Culver City News on February 6, 2014.	
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

1. Adopt Resolution No.'s 2014-P002 (Wende Museum); 2014-P003 (Am Vets Facility); and 2014-P004 (Zoning Code Map Amendment) Recommending Approval to the City Council of Zoning Code Map Amendment, ZCMA P-2014018, and Comprehensive Plan, CP P-2013176, (Attachment Nos. 1A, 1B, and 1C).

PROCEDURES:

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

BACKGROUND:

Request

The proposed request is to change the zoning on the project site from Commercial Neighborhood (CN) to Open Space (OS) through a Zoning Code Map Amendment (ZCMA); and a Comprehensive Plan (CP) for the adaptive reuse of the former National Guard Armory building, located at 10808 Culver Boulevard, for use by The Wende Museum and Archive of the Cold War. The Comprehensive Plan will also allow for the continued use of the Historic American Veterans Post 2 ("Am Vets") building at 10858 Culver Boulevard as a meeting and event facility for veterans. The project site is located on the south side of Culver Boulevard, west of Veterans Park, stretching the length of Culver Boulevard between Coombs Avenue and Elenda Street (See Attachment No. 2 – Project Location Map).

Existing Conditions

The project site comprising approximately 1.55 acres is presently occupied by several structures and uses including the National Guard Armory Building and the Am Vets facility. The surrounding area is characterized by single family residential uses to the south, behind the property, separated by an alley; single family residential use in the Studio Estates development to the north, across Culver Boulevard; and park and recreational uses associated with Veterans Park, located to the east. Abutting the site to the north is a large parking area which provides shared parking for all uses on the site, including the park facilities to the east.

The project site is located within the Commercial Neighborhood (CN) Zone. The General Plan land use designation is Open Space.

Project Description

The project involves several components, including the rezoning of the site to be in conformance with the City's General Plan and the adoption of a Comprehensive Plan for the Wende Museum project and the Am Vets facility.

The rezoning of the site will change the zoning on the 1.55 acre parcel from Commercial Neighborhood (CN) to Open Space (OS), which will be consistent with the Open Space General Plan designation for the property. Pursuant to 17.250.030 A of the Zoning Code, the purpose of the OS Zone designation is to:

> "Regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing"; and
>
> "To ensure that development of new parks or other open space, as well as major modifications to existing resources, are compatible with surrounding neighborhoods through the adoption of a Comprehensive Plan showing proper orientation, desirable design characteristics and programming, and compatibility of uses."

The Comprehensive Plan is consistent with these goals as it provides for the repurposing of the former Armory as a museum serving the public, and the on-going use of a public facility serving veterans of wars.

More specifically, the Armory will house the Wende Museum and Archive of the Cold War, which is currently located at 5741 Buckingham Parkway in Culver City; and the adjacent Am Vets Post 2 facility, which will be established as a permitted use for veteran social gatherings and offices.

The Plan will establish guidelines for operation of the facilities so as to limit impacts on adjacent neighboring residences and park facilities. As proposed, the museum will be open to the public Thursday to Saturday, 10 AM to 6 PM, and Sundays, between 11 AM and 6 PM. Museum staff will be at the museum during the normal work week conducting research, and maintaining and cataloguing the collection. The Am Vets Center will operate from Monday to Saturday, 8AM to 11 PM, and Sundays, 8 AM to 9 PM.

<u>Wende Museum and Am Vets</u>

The project will involve the adaptive reuse of the 12,596 square foot Armory building to house the museum's large collection of Cold War era memorabilia and artifacts. The museum will seek to connect the experience of the Cold War to contemporary life through creation of a facility that provides better access for scholars, students, journalists, partner organizations and the general public. Interior improvements include the overhaul of existing space, which is presently divided into space for offices, storage, and a gym. Interior improvements will include the creation of a new exhibition space, temperature controlled storage vaults, and offices for staff. Approximately 1,427 square feet of new floor area will be created for mezzanine storage areas inside the building and a new delivery and processing area to the rear of the building. Exterior improvements to the building include the use of smooth stucco and sandblasted concrete as part of the building's new façade, and brushed stainless steel fasciae around the building.

To the west of the museum, a previously a paved surface parking area will be redesigned as a new sculpture garden that will utilize both hardscape and softscape elements. The sculpture garden will house large segments of the Berlin Wall, which will be on permanent display at the facility. The garden will primarily be a quiet area for reflection, but can also serve as a location for outdoor lectures.

In addition to the Wende Museum, the Comprehensive Plan document includes a section specific to the historic American Veterans Post 2 ("Am Vets") facility. The Comprehensive Plan for Am Vets will allow for the continued use of the facility for meetings, events, and offices related to veterans affairs. The Am Vets facility has operated on the site since the mid-1960s; however the Comprehensive Plan will make it a conforming use to ensure that the facility operates with consideration of surrounding residential uses now and in the future. The Comprehensive Plan is designed to formalize the use of the building on the site, including limiting special events to those related to Am Vets operations. Events that are not related to serving veterans such as rental of the facility to outside vendors would require a special event permit and may be limited to 12 events per year, subject to administrative review.

Visitor parking for the Wende Museum and the Am Vets facility will be provided in the shared parking area in front of the project site. The museum will provide seven dedicated spaces for employees located to the rear of the project, accessible off the adjacent alley.

ANALYSIS:

A Comprehensive Plan is required for the Project pursuant to Zoning Code Section 17.250.030, Open Space (OS) District Requirements. The proposed Zoning Code Map Amendment will re-zone the project site from Commercial Neighborhood (CN) to Open Space (OS) (see Attachment No. 1, Exhibit A), in conformance with the General Plan's Open Space Land Use designation. The proposed Comprehensive Plan includes the development standards and allowed land uses for the Wende Museum and Am Vets facility. The intent of a Comprehensive Plan is to ensure that development of new parks or other open space, as well as major modifications to existing resources, is compatible with surrounding neighborhoods through the adoption of a Comprehensive Plan showing proper orientation, desirable design characteristics and programming, and compatibility of uses. The Comprehensive Plan also establishes a set of regulations, requirements, and procedures that preclude any degradation in safety, security, and quality of life for residential properties adjacent to any OS Zoned parcels. A hearing by the Parks, Recreation and Community Services Commission is also required pursuant to Section 17.250.030 B 5 and D 1.

Comprehensive Plan – The Wende Museum

The Wende Museum project has been designed to conform to all applicable Zoning Code provisions of the Comprehensive Plan. The Comprehensive Plan document (see Attachment No. 3) includes all the relevant land use and development standards for the Project including parking, signage and permitted uses; as well as the site plan, floor plans, building elevations and renderings, building materials and colors, landscaping, infrastructure, and sustainability provisions.

1. ***Development Standards:*** The project consists of the adaptive reuse of the existing Armory building into the Wende Museum. The project will also result in the addition of approximately 1,427 square feet of floor area, including a 477 square foot addition for a new receiving area on the southwest exterior of the building; and 950 square feet of new mezzanine floor area, located in the building's interior. No changes are proposed to the building's height, setbacks or massing.

    a. **Parking**. A Parking Utilization Study prepared for the Wende Museum Project by Civic Enterprise Associates, LLC (see Attachment No. 4), identified that 17 parking spaces will be required for the Wende Museum use, including seven (7) dedicated spaces located on the project site and 10 spaces located within the shared parking lot abutting the project site to the north. The Study looked at existing parking spaces in surrounding parking lots at Veterans Memorial Building and Veterans Park which are currently shared by all park uses, including the Am Vets building, the Scout House, the Teen Center, Swimming Pool, and parking for City employees. The Study identified 305 parking spaces in off-street lots and 100 on-street parking spaces located on Overland Avenue, Barman Avenue and Coombs Avenue. During the study period, parking usage at the lot adjacent to the Armory/Wende project site, a minimum of 18 vacant parking spaces during the busiest hour were available. During the museum's proposed hours of operation on Saturday and Sunday, there were more than 50 vacant parking spaces in the parking area over a 9 hour period. In all lots the study identified that there were 122 vacant parking spaces among all lots, which is more than sufficient to accommodate parking demand for Wende Museum patrons. The study concluded that even during peak occupancy periods, there is sufficient capacity to accommodate demand from all existing sources including the Am Vets facility, and there is sufficient underutilized parking capacity to accommodate additional demand from Wende Museum patrons.

b. **Signs**. The Comprehensive Plan identifies permitted sign areas on the building façade and around the property's perimeter. Stand-alone monument signs for the museum will be located at the entry to the parking lot on Culver Boulevard and at the southwest corner of Culver Boulevard and Coombs Avenue. The monument signs will be approximately 11 feet 6 inches in height and 9 feet wide. A third monument sign comprised of free standing letters spelling out "The Wende Museum" will be located on the project site, near the primary entrance to the museum building. Two permanent wall signs will be affixed to the exterior of the building, one facing the parking lot and one located above the primary entry to the museum.

In addition to the permanent signs, the project will include dedicated space for two temporary signs. The temporary sign locations will be on the north facing wall of the museum facing the parking lot and Culver Boulevard. The temporary wall signs are designated for use as advertisement of exhibitions, collections and events at the museum. The signs' content will change in concert with the opening and closing of exhibits, or as needed for special events related to the operation of the museum.

2. ***General Land Use Provisions****:* The Comprehensive Plan identifies "museum" and "cultural institution facility" as permitted uses at the project site. Ancillary or "accessory uses" such as a small café or gift shop that are subservient to the primary museum use are also permitted subject to Culver City Municipal Code (CCMC) limitations, which may require additional parking if the size of the accessory use exceeds more than 20 percent of the gross floor area of the primary use.

   a. **Special Events and Temporary Events**: It is anticipated that the museum will have special events related to the ongoing operation of the facility, including but not limited to exhibition openings, fundraisers, and lectures. These events are not limited in terms of the number of events held annually, and may be held without requirement of a special event permit. Events that are not part of the museums normal operation, including but not limited to private parties, weddings, and banquets shall require a special event permit from the City. These special events may be limited to a total of 12 events annually, pursuant to Section 17.520 of the CCMC.

3. ***Architectural Design:*** While the general shape and structural elements of the existing Armory building will remain, the Applicant is proposing changes to the exterior appearance of the building through the use of new

materials and paint. The building's exterior remodel will incorporate exposed concrete, smooth trowel stucco at the new receiving area, and brushed stainless steel elements. The exterior will be highlighted with white paint and red accents, evoking the Wende Museum logo colors. Additional materials will include natural accent stone around the property. Windows around the facility are proposed to be composed of frosted glass.

4. ***Public Art*:** The Wende Museum is proposing to install several panels of the original Berlin Wall onto the project site, including in areas viewable by the public during all hours. Several panels are proposed to be erected within the new Sculptural Garden as centerpieces surrounded by the new landscaping and hardscape elements. The project will also place two wall panels on the exterior of the Museum walls – one at the entry to the parking lot off of Culver Boulevard, across from the Wende Museum monument sign. A second panel will be placed near the building's primary entrance off of Coombs Avenue in a small landscaped area.

Traffic and Circulation

A traffic analysis for the project, dated January 30, 2013, and prepared by The Rifkin Transportation Planning Group was reviewed and accepted by the City's Traffic Engineer (see Attachment No. 5). The traffic analysis indicated that the relatively small amount of traffic generated by the project would not result in any significant impacts on surrounding arterial or residential streets. The analysis determined that the museum's relocation to the Armory Building will generate 10,000 annual visitors to the new museum site, versus 1,000 annual visitors at its current location at 5741 Buckingham Parkway. Using the most conservative estimates for trip generation, the analysis determined that the use would generate 7 vehicle trips in the AM and PM peak hours and 15 vehicle trips per hour on weekends. The number of trips generated would be significantly below the 50 vehicle trips per hour required by the City to necessitate a detailed traffic study.

Access to the parking lot abutting the project site will be provided through three driveways, two off of Culver Boulevard and one off of Coombs Avenue. The driveway off of Culver Boulevard closest to Elenda Street is a one way entrance only access point. The second driveway off of Culver Boulevard is a two way (egress and ingress) driveway, which is accessible via a dedicated right turn pocket off of Culver Boulevard for vehicles travelling east and a dedicated left turn pocket for vehicles travelling west. The Coombs Avenue driveway also allows for ingress and egress to the site. To the rear of the property is a 20 foot wide alley, parallel to Culver Boulevard and connecting

Elenda Street and Coombs Avenue. The alley will provide access to the site for delivery vehicles and to the employee parking area.

Community Outreach

Beginning in 2010 and continuing through 2013, the Wende Museum has made outreach to residents, City Council, City Commissions and various community groups about the proposed adaptive re-use of the Armory Building. In February 2012, the museum distributed information cards to neighbors in the Veterans Park neighborhood to solicit feedback on the proposed plans and architectural renderings. A "Wine & Cheese" event was held at the current Wende Museum location later that February to obtain feedback from neighbors. In July of 2012, Museum staff conducted a door-to-door meet and greet with neighbors living on Wagner Avenue (the street to the south of the project site). In August 2013, a mailing was sent to neighbors in the Veterans Park neighborhood that included information about the museum proposal. The letter also provided a hotline to answer neighbor questions and concerns. The Museum maintains open house hours at its current location to answer questions from neighbors of the project site.

As part of the City's notification for the Planning Commission hearing, one comment was received. A resident requested information about the potential preservation of the mural on the north facing wall of the Armory. Planning Staff spoke with the Cultural Affairs department about the requirements for preservation of the mural. Per Christine Byers of Cultural Affairs, the mural is not a part of the City's Art in Public Places. It was created as part of a Sony Pictures employee community project. As part of the building's façade improvements, the Wende Museum will be photo-documenting the remnants of the 1990s mural so that it will be permanently recorded and will be made available on the web site and with the Culver City Historical Society.

Comprehensive Plan – The Historic American Veterans Post 2

The Historic American Veterans Post 2 ("Am Vets") facility has operated on the subject site since the mid-1960s, serving veterans and their families and hosting events for veterans groups around the region. The Comprehensive Plan document (see Attachment No. 3) identifies the Am Vets facility as a permitted use on the subject property and establishes guidelines for the continued use of the facility for events.

1. ***General Land Use Provisions**:* The Comprehensive Plan identifies the "events center" and "cultural institution facility" as permitted uses at the project site. Ancillary or "accessory uses" related to the operation of the Am Vets facility, including offices, meeting rooms and a small kitchen facility for on-site catering are also permitted subject to Culver City

Municipal Code (CCMC) limitations, which may require additional parking if the size of the accessory use exceeds more than 20 percent of the gross floor area of the primary use.

a. **Special Events and Temporary Events**: As a cultural institution serving local veterans, the Am Vets facility regularly host events for veterans in the community and the region including an annual Christmas Party, an annual Super Bowl Party, and Officers Installation Dinner. These types of events are considered part of the operation of the facility and are permitted without the requirement to attain a special event permit. Events that are not part of the facility's normal operation, including but not limited to private parties, weddings, and banquets shall require a special event permit from the City. These special events may be limited to a total of 12 events annually, pursuant to Section 17.520 of the CCMC.

CONCLUSION:

The Wende Museum is an important cultural facility that at this new location will allow its significant resources to be more readily available to the public and further enhance the City's identity as a destination for cultural and arts facilities and resources. Staff has worked closely with the applicant on the development of the Comprehensive Plan document in order to ensure that the use will be compatible with surrounding residential uses and will complement existing cultural and recreational resources in the vicinity. The Project will repurpose an obsolete building for public use and will not create impacts related to parking or traffic pursuant to the Project's traffic and circulation analysis.

a. The parking study concluded that even during peak occupancy periods, there is sufficient capacity to accommodate demand from all existing sources including the Am Vets facility, and there is sufficient underutilized parking capacity to accommodate additional demand from Wende Museum patrons.
b. The traffic analysis determined that vehicle trips during AM and PM peak hours will be significantly less than the threshold required by the City to necessitate a full traffic study. The project will not result in significant impacts to the surrounding street system.

Further, the adjacent Am Vets property will become a legal conforming use under the Comprehensive Plan, compatible with the Wende Museum and other uses in the Open Space zone.

Based on the analysis contained herein staff believes the findings for a Comprehensive Plan and Zoning Code Map Amendment can be made as outlined in proposed Resolution Nos. 2014-P002; 2014-P003; and 2014-P004 (Attachment Nos. 1A, 1B, and 1C) and recommends project approval.

ENVIRONMENTAL DETERMINATION:

Pursuant to Section 21166 of the Public Resources Code and Section 15162 and 15168 of the California Environmental Quality Act (CEQA) Guidelines, the proposed Zoning Code Map Amendment (ZCMA) requested as part of the Comprehensive Plan is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under which the PEIR 1, and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either the PEIR 1, and PEIR 2; therefore, no new environmental analysis is required at this time related to rezoning of the property. Further, upon initial review of the proposed project, staff has determined that there are no potentially significant impacts on the environment and pursuant to Section 15301, Class 31; Existing Facilities of the CEQA guidelines, the proposed Comprehensive Plan portion of the project is Categorically Exempt as it will result in negligible expansion of use.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Approve the application with the recommended conditions of approval if the application is deemed to meet the required findings.

2. Approve the application with additional or different conditions of approval, if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.

3. Disapprove the application if it does not meet the required findings.

ATTACHMENTS:

1.
    A. Draft Resolution No. 2014-P0002 (Wende Museum) and Exhibit A, Conditions of Approval.
    B. Draft Resolution No. 2014-P003 (Am Vets Facility)
    C. Draft Resolution No. 2014-P004 (Zoning Map Change) and Exhibit A – Zone Change Map
2. Project Location Map
3. Comprehensive Plan Document dated February 5, 2014
4. Parking Utilization Study prepared for the Wende Museum Project by Civic Enterprise Associates, LLC dated March 15, 2013.
5. Wende Museum - Initial Traffic Analysis for the project, prepared by The Rifkin Transportation Planning Group, dated January 30, 2013.

RESOLUTION NO. 2014-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A COMPREHENSIVE PLAN, CP P-2013176, FOR THE ADAPTIVE REUSE OF THE FORMER NATIONAL GUARD ARMORY BUILDING BY THE WENDE MUSEUM, LOCATED AT 10808 CULVER BOULEVARD.

(CP P-2013176 – The Wende Museum)

WHEREAS, on November 25, 2013, The Wende Museum (the "Applicant") filed an application for a Comprehensive Plan application for the adaptive reuse and exterior improvements to the former National Guard Armory building located at 10808 Culver Boulevard by the Wende Museum and Archive of the Cold War, (the "Project"), the Project site is described more fully as Lots 1 through 30 of Tract No. 9974, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, approval of Comprehensive Plan CP P-2013176 will also permit the continued use of the historic American Veterans Post 2 facility, located at 10858 Culver Boulevard as set forth in Planning Commission Resolution No. 2014-P003; and,

WHEREAS, in order to implement the proposed Project, approval of the following application is required:

Comprehensive Plan: To ensure the Project is in compliance with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the site features and ensure it is compatible with surrounding neighborhood, precluding any degradation in safety, security, and quality of life for residential properties adjacent to the Open Space zoned parcels.

WHEREAS, pursuant to Section 15301, Class 31; Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines, the proposed Comprehensive Plan is Categorically Exempt as it will result in negligible expansion of use.

WHEREAS, on February 26, 2014, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of ___ to ____, recommended to the City Council approval of Comprehensive Plan, CP P-2013176 for the Wende Museum 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), the following findings are hereby made:

Comprehensive Plan:

As outlined in CCMC Title 17, Section 17.250.030, the following required findings for a Comprehensive Plan are hereby made:

A. The proposed Comprehensive Plan can be substantially completed within four years.

The adaptive reuse of the former National Guard Armory will require tenant improvements, cosmetic enhancements to the exterior façade and installation of new softscape and hardscape elements for the new sculptural garden. The Applicant is proposing to open the Wende Museum by November 9, 2014 in coordination with festivities surrounding the 25th anniversary of the fall of the Berlin Wall. In anticipation of the scheduled opening, the Applicant has submitted building plans to begin receiving comments from City staff. Construction is expected to begin immediately, provided approval of the requested entitlement is granted.

B. The proposed development is capable of creating an environment of sustained desirability and stability or adequate assurance will be provided such objective will be attained.

The proposed development will create an environment of sustained desirability and stability by reusing and revitalizing a City-owned property that was previously used by the National Guard as an Armory but has remained vacant for several years. The museum will contribute to the cultural and recreational opportunities in the City, while also providing a new center for research and learning.

C. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect.

The subject property is presently developed with recreational and cultural institutional uses that are compatible with the Veterans Park facility and associated recreational uses located to the east. The museum will complement existing uses on-site, including the Am Vets facility and the Scout House, and will revitalize a portion of City-owned property that has remained underutilized for several years. The hours and days of operation will be limited, and on-site activities will be primarily self-contained, resulting in little to no impacts on adjacent residential and park uses.

D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the adjacent street network.

The traffic analysis for the Wende Museum concluded that traffic generated by the operation of the museum will be minimal on arterial and local residential streets, which surround the Project site. Traffic generated during AM and PM peak hours will be well below the threshold of significance used by the City to determine traffic impacts. Surrounding roadways will be suitable and adequate to carry the anticipated traffic created by the museum Project.

E. The proposed development is compatible with the surrounding area.

The surrounding area is comprised of single family residential uses to the south and the north, and park facilities to the west and east. The Wende Museum project will be consistent with existing park and institutional facilities adjacent to the site. The museum's operations will be considerate of adjacent residential uses through limited hours of operation and public hours limited to Thursday through Sunday.

F. The types and locations of any proposed commercial development can be economically justified.

The Wende Museum may also contain ancillary retail uses including a gift shop or small café. These types of uses are typical for museums and will assist in the funding of operations, as well as being a benefit to patrons. However, they will remain limited in size and scope and, pursuant to the Comprehensive Plan, will be subject to additional parking requirements should they expand in size.

G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process.

The proposed Comprehensive Plan is in conformance with the goals, policies and strategies of the General Plan. Specifically, the Comprehensive Plan, as required for

new development by the Open Space zone, will make the site consistent with the General Plan's Land Use "Open Space" designation by ensuring that the proposed operation of the Wende Museum is compatible with surrounding uses, will protect recreational space, and is considerate of surrounding residential uses.

H. Any exception from the standards and requirements of this Title is warranted by the design and amenities incorporated in the Comprehensive Plan and is desired by the Council.

No exceptions to the standards and requirements of the City's Zoning Code have been requested as part of the Wende Museum Comprehensive Plan.

I. Existing and proposed utility services are adequate for the proposed uses.

Review of the Project by the City's Public Works Department has determined that the proposed utility services and existing utilities that will serve the site are adequate for the proposed uses.

J. The Comprehensive Plan has complied with all applicable City requirements.

The Comprehensive Plan has been prepared in conformance with the Culver City Municipal Code, including the Zoning and Building Codes. This includes submission and review of a proposed site plan and uses; preliminary building plans; landscaping, and lighting; and operational standards. Review by City departments of these plans has determined that the Comprehensive Plan is in compliance with all applicable City requirements.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Comprehensive Plan, CP P-2013176 for the Wende Museum and subject to the conditions of approval as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

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APPROVED and ADOPTED this 26th day of February, 2014.

SCOTT WYANT, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	These Conditions of Approval are being imposed on **the Comprehensive Plan for the Wende Museum and Am Vets Post 2 facility** (the "Project"), for the property located at **10808 and 10858 Culver Boulevard** (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit') shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
8.	**Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs" unless superseded by the sign guidelines of the Comprehensive Plan. All signs require a separate permit and approval.**	**Planning**	**Special**	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
12.	At the sole cost and expense of the Applicant, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
13.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
14.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
15.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
16.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
17.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
18.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
19.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	
20.	**The accessible handicap ramp in the parking lot directly in front of the Armory/ Wende Museum building shall be brought up to current ADA standards.**	**Public Works**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
21.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
22.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ('Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
23.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
24.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
25.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.	Planning/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
26.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
27.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
28.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building/ Planning	Standard	
29.	**Prior to commencement of construction, the general contractor shall arrange a kick-off meeting with City staff including Building Safety staff, Planning Staff, Fire Prevention staff, Engineering staff, and the field superintendent, construction managers, and other staff as applicable.**	**All**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
30.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
31.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
32.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
33.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
34.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
35.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
36.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
37.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
38.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
39.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; 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 approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
40.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
41.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
42.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
43.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
44.	**Prior to installation of a temporary storage containers on-site, the Applicant or contractor shall obtain a temporary storage container permit from the Planning and Building Safety Divisions.**	**Planning & Building**	**Special**	
45.	**Prior to installation of any temporary signage on the property related to construction, plans for the signage shall be reviewed and approved by the Planning Division. No signage advertising the museum shall be permitted on construction fences without approval of a Master Sign Program for construction signage.**	**Planning**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
46.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on **December 19, 2013** at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
47.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full 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 offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	
48.	**The operator of the facility shall provide a Hazardous Materials Plan prior to a temporary certificate of occupancy.**	**Fire**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
49.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on **February 26, 2014**, excepted as modified by these Conditions of Approval.	Planning	Standard	
50.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
51.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
52.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

RESOLUTION NO. 2014-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A COMPREHENSIVE PLAN, CP P-2013176, TO PERMIT THE CONTINUED USE OF THE HISTORIC AMERICAN VETERANS POST 2 FACILITY, LOCATED AT 10858 CULVER BOULEVARD.

(CP P-2013176 - AM VETS POST 2)

WHEREAS, on November 25, 2013, The Wende Museum (the "Applicant") filed an application for a Comprehensive Plan application for the adaptive reuse and exterior improvements to the former National Guard Armory building located at 10808 Culver Boulevard by the Wende Museum and Archive of the Cold War (as set forth in Planning Commission Resolution No. 2012-P002), which includes provisions to establish the operation of the Historic American Veterans Post 2 ("Am Vets") facility as a permitted use located at 10858 Culver Boulevard (the "Project"), the Project site described more fully as Lots 1 through 30 of Tract No. 9974, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed Project, approval of the following application is required:

Comprehensive Plan: To ensure the Project is in compliance with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the site features and ensure it is compatible with surrounding neighborhood, precluding any degradation in safety, security, and quality of life for residential properties adjacent to the Open Space zoned parcels.

WHEREAS, pursuant to Section 15301, Class 31; Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines CEQA guidelines, the proposed

Comprehensive Plan portion of the project is Categorically Exempt as it will result in negligible expansion of use.

WHEREAS, on February 26, 2014, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of ___ to ____, recommended to the City Council approval of Comprehensive Plan, CP P-2013176 for the Am Vets Post 2 facility 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), the following findings are hereby made:

Comprehensive Plan:

As outlined in CCMC Title 17, Section 17.250.030, the following required findings for a Comprehensive Plan are hereby made:

A. The proposed Comprehensive Plan can be substantially completed within four years.

The Am Vets Post 2 facility is an existing structure that has been used to host meetings and events for veterans since the mid-1960s. The Comprehensive Plan will formalize the use on the site and provide guidance for events at the facility. The Comprehensive Plan does not propose any new activity or development that cannot be completed within four years.

B. The proposed development is capable of creating an environment of sustained desirability and stability or adequate assurance will be provided such objective will be attained.

The Am Vets Post 2 facility has operated on the site for over 50 years. The facility has hosted events for local veterans of wars, while its staff has assisted veterans with housing, job training, and other veteran services. The facility is continuing to fund raise

to make improvements to the site in order to meet the needs of veterans in the community.

C. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect.

The Am Vets facility is not proposing any change to its operations on the site, and will continue to utilize on-site parking facilities. The continued operation of the facility will be consistent with surrounding uses, including the Wende Museum, the Scout House, the tennis courts and the community garden.

D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the adjacent street network.

The Am Vets facility will continue to operate in the same character as in previous years and as identified in the Comprehensive Plan, therefore no new impacts on surrounding streets and thoroughfares are expected to result from the continued operation of the facility.

E. The proposed development is compatible with the surrounding area.

The surrounding area is comprised of single family residential uses to the south and the north, and park facilities to the west and east. The Am Vets facility will be operated in a manner consistent with its operations of more than 50 years, and will not result in a nuisance to surrounding residential uses or an imposition on abutting recreational facilities.

F. The types and locations of any proposed commercial development can be economically justified.

The Am Vets facility does not include a commercial component and is not proposing any new commercial component

G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process.

The proposed Comprehensive Plan for the Am Vets facility is in conformance with the goals, policies and strategies of the General Plan. Specifically, the Comprehensive Plan, as required for new development by the Open Space zone, will make the site consistent with the General Plan's Land Use "Open Space" designation by ensuring that the proposed operation of the Am Vets facility is compatible with surrounding uses, will protect recreational space, and is considerate of surrounding residential uses.

H. Any exception from the standards and requirements of this Title is warranted by the design and amenities incorporated in the Comprehensive Plan and is desired by the Council.

No exceptions to the standards and requirements of the City's Zoning Code have been requested as part of the Am Vets Comprehensive Plan.

I. Existing and proposed utility services are adequate for the proposed uses.

Review of the Project by the City's Public Works Department has determined that the proposed utility services and existing utilities that will serve the site are adequate for the proposed uses.

J. The Comprehensive Plan has complied with all applicable City requirements.

The Comprehensive Plan has been prepared in conformance with the Culver City Municipal Code, including the Zoning and Building Codes. This includes submission and review of a proposed site plan and uses; preliminary building plans; landscaping, and lighting; and operational standards. Review by City departments of these plans has determined that the Comprehensive Plan is in compliance with all applicable City requirements.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Comprehensive Plan, CP P-2013176 for the Am Vets Post 2 facility.

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APPROVED and ADOPTED this 26th day of February, 2014.

SCOTT WYANT, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

RESOLUTION NO. 2014-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE CULVER CITY ZONING MAP, ZCMA P-2014018 CHANGING THE ZONE OF THE PROPERTY LOCATED AT 10808- 10876 (APN: 4210-021-900) FROM COMMERCIAL NEIGHBORHOOD (CN) to OPEN SPACE (OS).

(ZCMA P-2014018)

WHEREAS, on November 25, 2013, The Wende Museum (the "Applicant") filed an application for a Zoning Code Map Amendment for the change of zone from Commercial Neighborhood (CN) to Open Space (OS), consistent with the General Plan Land Use designation for the property described more fully as Lots 1 through 30 of Tract No. 9974, in the City of Culver City, County of Los Angeles, State of California of Open Space for the property located at 10808-10876 Culver Boulevard, described more fully as Lots 1 through 30 of Tract No. 9974, in the City of Culver City, County of Los Angeles, State of California

WHEREAS new development proposed in the OS Zone requires the approval of a Comprehensive Plan. The Applicant concurrently submitted a Comprehensive Plan application for the adaptive reuse and exterior improvements to the former National Guard Armory building located at 10808 Culver Boulevard for use by the Wende Museum and Archive of the Cold War and in order to establish the operation of the Historic American Veterans Post 2 ("Am Vets") facility as a permitted use located at 10858 Culver Boulevard.

WHEREAS, on February 26, 2014, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of

___ to ____, recommended to the City Council approval of Zoning Code Map Amendment, ZCMA P-2014018 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), the following findings are hereby made:

Zoning Code Map Amendment:

As outlined in CCMC Title 17, Section 17.620.030.A, the following required findings for a Zoning Code Map Amendment are hereby made:

1. The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and will not create any inconsistencies with this Title, in the case of a Zoning Code Amendment.

The proposed Zoning Code Map Amendment ensures and maintains internal consistency with the goals, policies and strategies of the General Plan. Specifically, the Zoning Code Map Amendment will change the zoning of the Site from the Commercial Neighborhood (CN) zone to the Open Space (OS) zone and will make the Site consistent with the General Plan Land Use "Open Space" designation.

The General Plan Land Use Element states that the Open Space designation is established to protect Culver City's open space resources that include public and private land. It is designed and intended to preserve existing and encourage future parks, open space and recreation opportunities. The Zoning Code Map Amendment will further the General Plan's goals of protecting open space resources in the City. On the project site, resources include the tennis courts, a community garden, and the Scout Shack. The project will include a new open space component on the site through the creation of a landscaped sculptural garden that will be constructed on the site of an existing parking lot, formerly utilized for storage of vehicles. The proposed Zoning Code Map Amendment will not result in inconsistency with the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed Zoning Code Map Amendment is not detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed zone change from Commercial Neighborhood to Open Space will bring the site's zoning into

conformance with what had been envisioned for the site through the General Plan Land Use designation of Open Space. The zone change would be within the public interest as it will further the General Plan objective (No. 13) of protecting and expanding Culver City's open space resources. No health or safety hazards have been identified in the review of the proposed zone change.

3. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed Zoning Code Map Amendment is in compliance with CEQA as it will result in a zoning designation for the subject property that was previously analyzed under the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR 1) and the Culver City Redevelopment Plan Amendment and Merger Program Subsequent EIR approved on November 16, 1998 (PEIR 2). The circumstances under which the PEIR 1, and PEIR 2 were prepared have not significantly changed and no new significant information has been found that would impact either the PEIR 1, and PEIR 2; therefore, no new environmental analysis is required at this time related to rezoning of the property.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

4. The sites are physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

As part of the overall review for the proposed Wende Museum project by City staff, the Project site as conditioned, is in compliance with all applicable design standards and all public services can be provided; therefore, the site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation and anticipated land use development as outlined in the proposed Comprehensive Plan. Furthermore, within the OS Zone, new development is required to provide a Comprehensive Plan to ensure compatibility with surrounding neighborhoods showing proper orientation, desirable design characteristics and programming, and compatibility of uses.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of Zoning Code Map Amendment, ZCMA P-2014018 as set forth as Exhibit "A", Zone Change Map, attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 26th day of February, 2014.

SCOTT WYANT, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

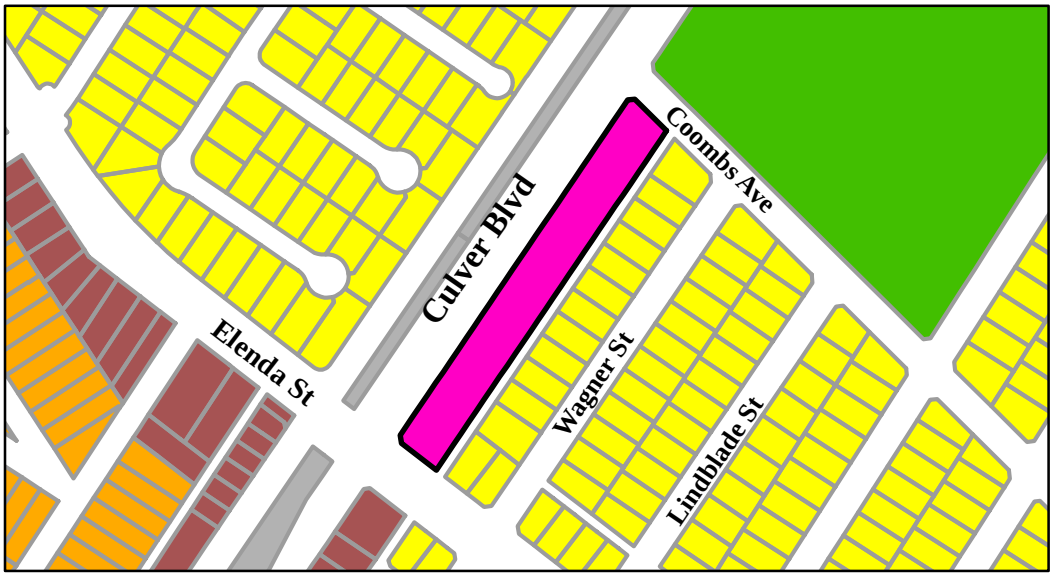
Attested by:

Yvonne Hunt
Administrative Secretary

EXHIBIT A

Resolution No. 2014-P004
Zoning Code Map Amendment
(ZCMA P - 2014018)
10808 Culver Boulevard

Existing Zoning (Commercial Neighborhood)

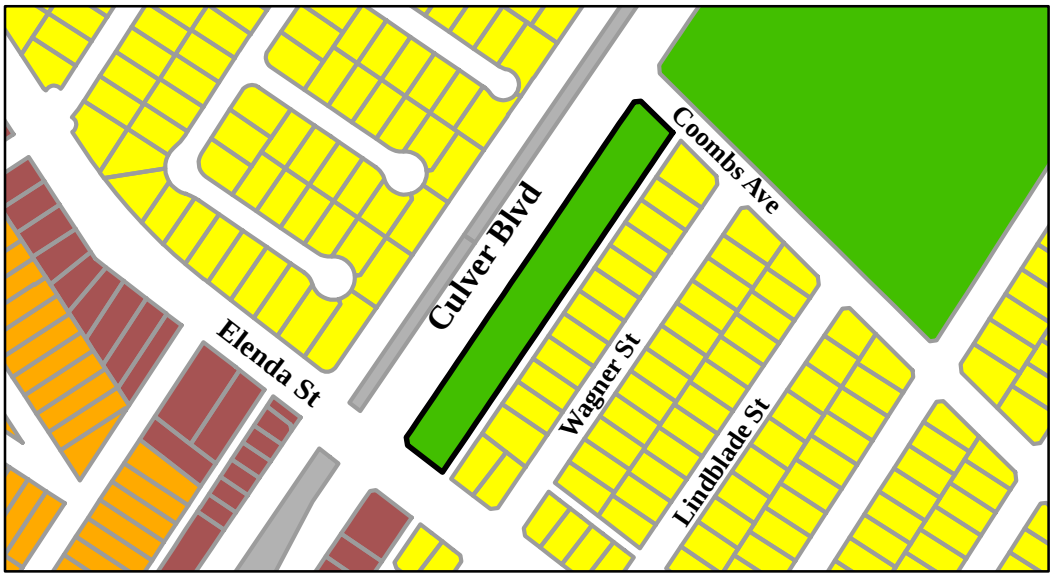


Legend

- CC *Commercial Community*
- CD *Commercial Downtown*
- CG *Commercial General*
- CN *Commercial Neighborhood*
- CRB *Commercial Regional Business Park*
- CRR *Commercial Regional Retail*
- E *Cemetery*
- IG *Industrial General*
- IL *Industrial Light*
- OS *Open Space*
- PD *Planned Development*
- R1 *Residential Single Family*
- R2 *Residential Two Family*
- R3 *Residential Three Family*
- RHD *Residential High Density Multiple*
- RLD *Residential Low Density Multiple*
- RMD *Residential Medium Density Multiple*
- S *Studio*
- T *Transportation*

Site

Proposed Zoning (Open Space)



Legend

- CC *Commercial Community*
- CD *Commercial Downtown*
- CG *Commercial General*
- CN *Commercial Neighborhood*
- CRB *Commercial Regional Business Park*
- CRR *Commercial Regional Retail*
- E *Cemetery*
- IG *Industrial General*
- IL *Industrial Light*
- OS *Open Space*
- PD *Planned Development*
- R1 *Residential Single Family*
- R2 *Residential Two Family*
- R3 *Residential Three Family*
- RHD *Residential High Density Multiple*
- RLD *Residential Low Density Multiple*
- RMD *Residential Medium Density Multiple*
- S *Studio*
- T *Transportation*

Site

Attachment No. A

Wende Museum / AmVets Post II

Zoning Code Map Amendment and Comprehensive Plan

Culver CITY

Source: Planning

Map Created: 02/05/2014

Meeting Date: February 26, 2014

Zoning Code Map Amendment, ZCMA P-2014018; Comprehensive Plan, CP P-2013176

10808 Culver Boulevard, 10858 Culver Boulevard

THE CITY OF CULVER CITY

INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1: 5,825

0 242.70 485.4 Feet

COMPREHENSIVE PLAN

THE WENDE MUSEUM at the ARMORY
CULVER CITY, CA

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The Wende Museum at the Armory | Project Context page 03

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Historic American Veterans Post II ("AmVets"):

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PROJECT SUMMARY & CONTEXT

Project Summary

The Wende Museum and Archive of the Cold War Inc. ("the Museum") will activate an underused civic space by creating a new museum center, complementing and adding value to existing art and cultural resources locally and regionally as well as integrating varied opportunities for education, interpretation, enrichment and exploration to a broad constituency. The Wende Museum and Archive of the Cold War at the Armory site on Culver Boulevard will raise the visibility of the Museum and give the institution, for the first time, a truly public face in order to realize its untapped potential.

The Museum will occupy the existing one-story, 12,596 square foot Armory building located at 10808 Culver Boulevard. Proposed improvements to the building include a 477 square foot addition for a new receiving area and the internal addition of 950 square feet of mezzanine area to be used as storage. The project will also involve improvements to the building's exterior, including the use of smooth stucco and sandblasted concrete as part of the building's new façade, and brushed stainless steel fasciae around the building. The project will replace an existing surface parking and storage area located between the Armory building and the AmVets building with a sculptural garden, highlighted by new landscaping, decorative pavers and artifact displays.

Project Context

The site will anchor a mile-long stretch of arts venues along Culver Boulevard, including several dozen permanent public art installations, live music venues (The Jazz Bakery), theaters (The Actors' Gang, Kirk Douglas Theatre) and museums (The Wende Museum, Culver City Historical Society and Mayme A. Clayton Library & Museum). It will connect the downtown arts district with the 405 Freeway, the city's Westside artery, creating a "cultural corridor." The Museum will repurpose a derelict facility and the surrounding open land by establishing a vibrant destination that will foster excitement, wonder, fun and discovery for visitors and become a landmark for Culver City's ongoing cultural development. The Museum plans to provide an eco-friendly restoration of the building and its surrounding property as demonstration of adaptive re-use that will greatly enhance the community. Ultimately, the Museum will connect the experience of the Cold War to contemporary life. A museum dedicated to the Cold War period, housed in an armory built in 1950 adjacent to a park dedicated to American veterans, will make a significant statement.

Over the past ten years, the Wende has grown significantly in scale and intensity of activity. Benefitting from a helpful team of international advisors and supporters, the Museum has developed strategic partnerships with regional, federal, global organizations and universities from London, Berlin, Leipzig, and Los Angeles. The Museum internship program ranks among the best in the region. By combining academic research and applied skills we are training a new generation of young leaders and museum professionals in the humanities. The Museum will reach out to Culver City High School and students through three regular events annually. Monthly open house events for neighbors and the larger Culver City population will engage the community in diverse topics, making a little known chapter of recent history comes alive.

This new headquarters will provide an ADA compliant center for programs, opportunities for growth and will enable the Museum to separate offices and research workspaces, collections receiving and processing, and artifact storage. The two story gym will increase exhibition space threefold, improving the display for temporary and permanent exhibitions and public programming, thereby further fulfilling the Museum's mission. Storage conditions will be improved by segregating and establishing microclimates for different collection formats and by transitioning the collection into a combination of visitor-accessible open storage and efficient compact storage. In addition, controlled lighting and increased security will follow best practices in the museum world for its irreplaceable collection.

The new site will enlarge and diversify The Wende Museum's audience, leveraging progress and attracting new funding. Earned income potential will be enhanced. The Wende Museum will be able to serve its audiences better by providing more effective access for scholars, students, journalists, artists, authors, Filmmakers, the general public and partner organizations. The creation of a new museum community will be a testament to the strength of the arts and culture in Culver City.

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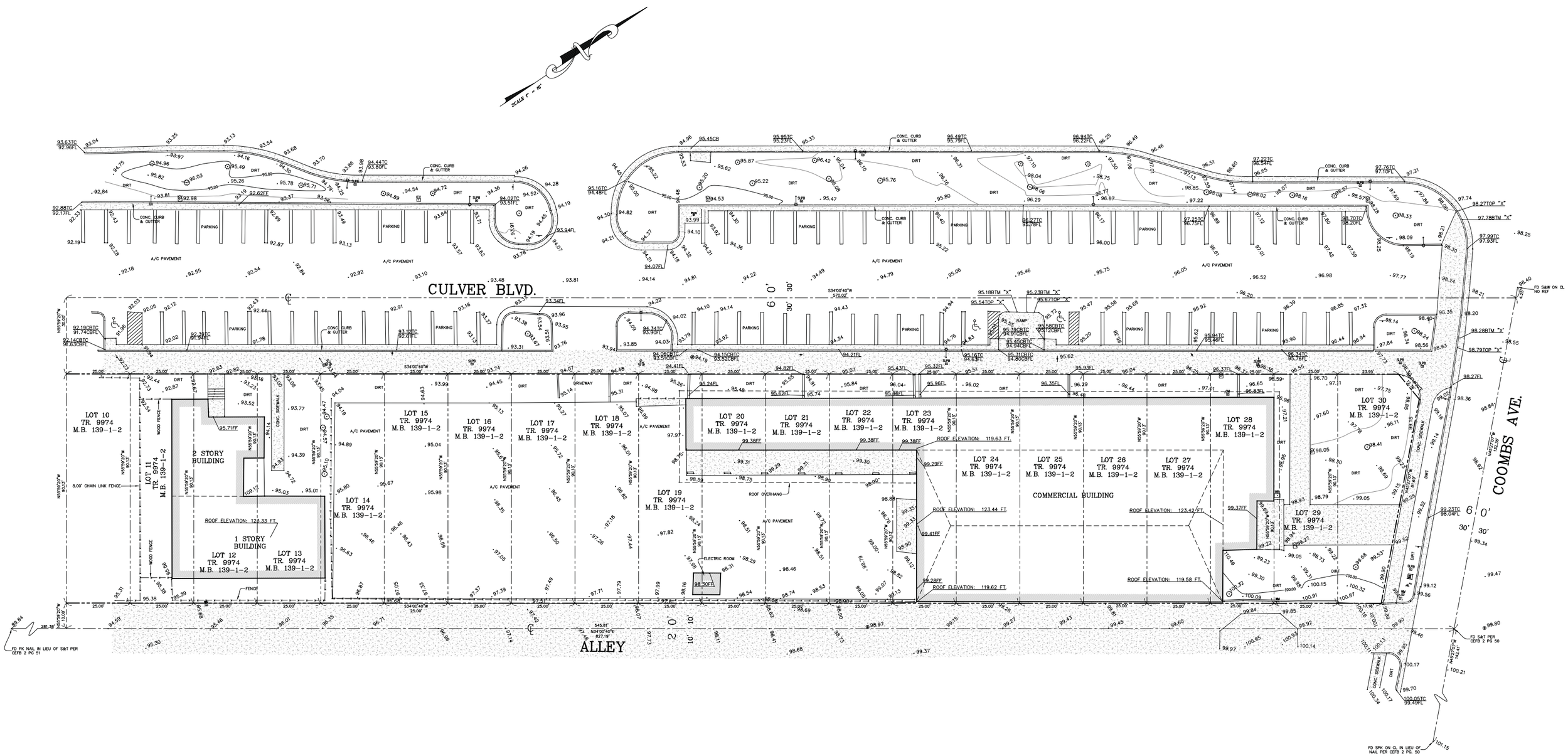
EXISTING SITE SURVEY



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EXISTING ARMORY BUILDING

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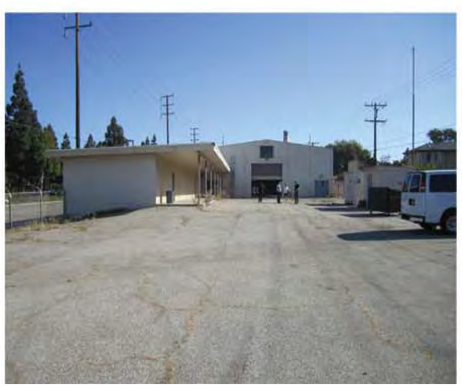
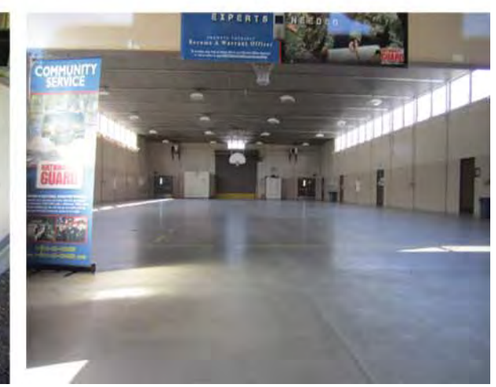
EXISTING ARMORY BUILDING





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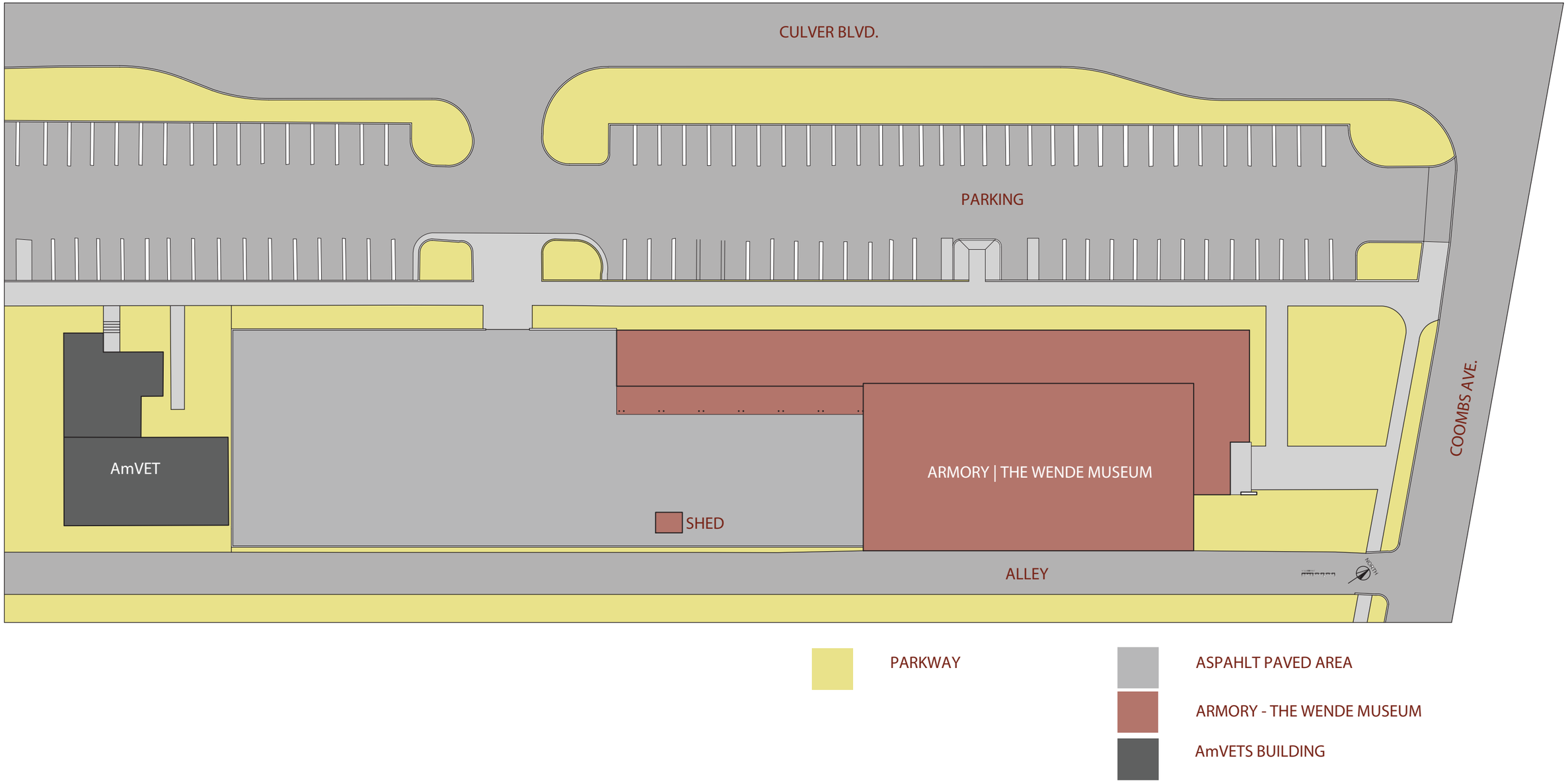
KEY PLAN - EXISTING



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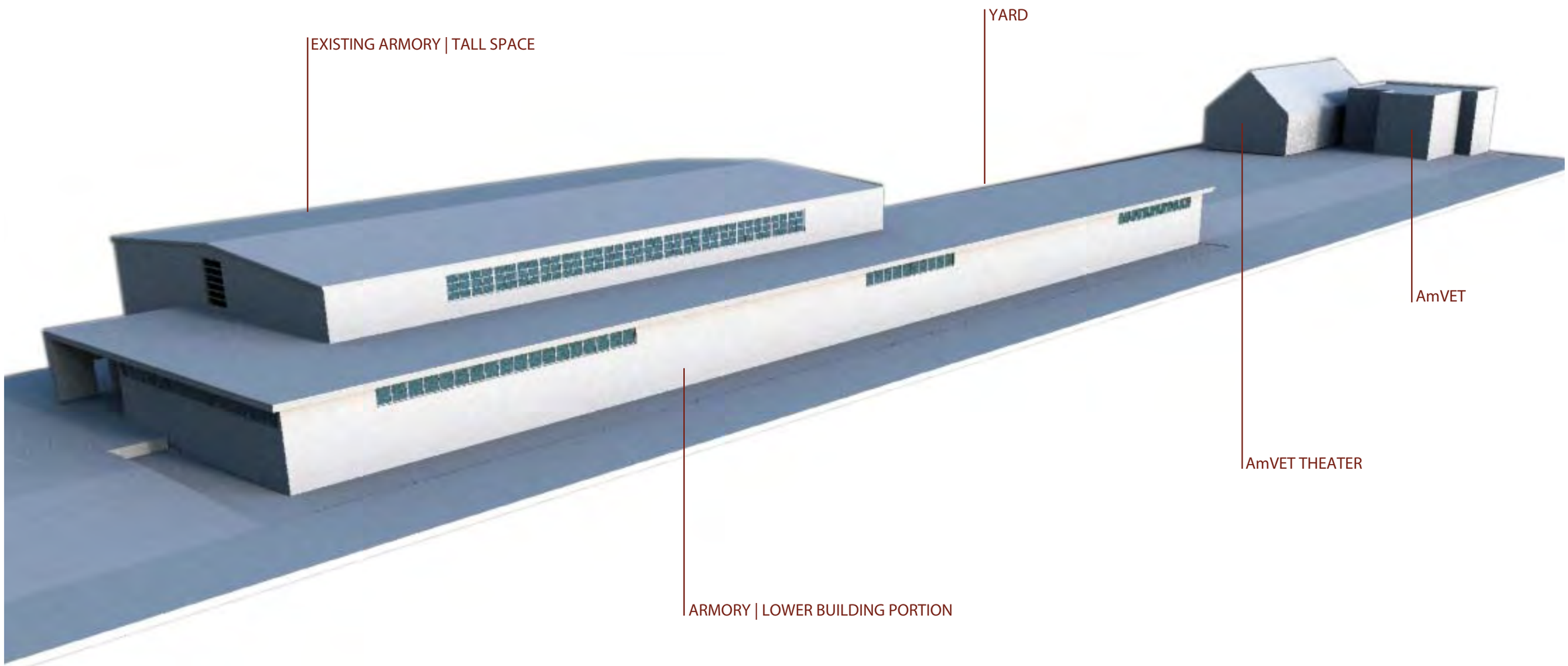
EXISTING BUILDINGS



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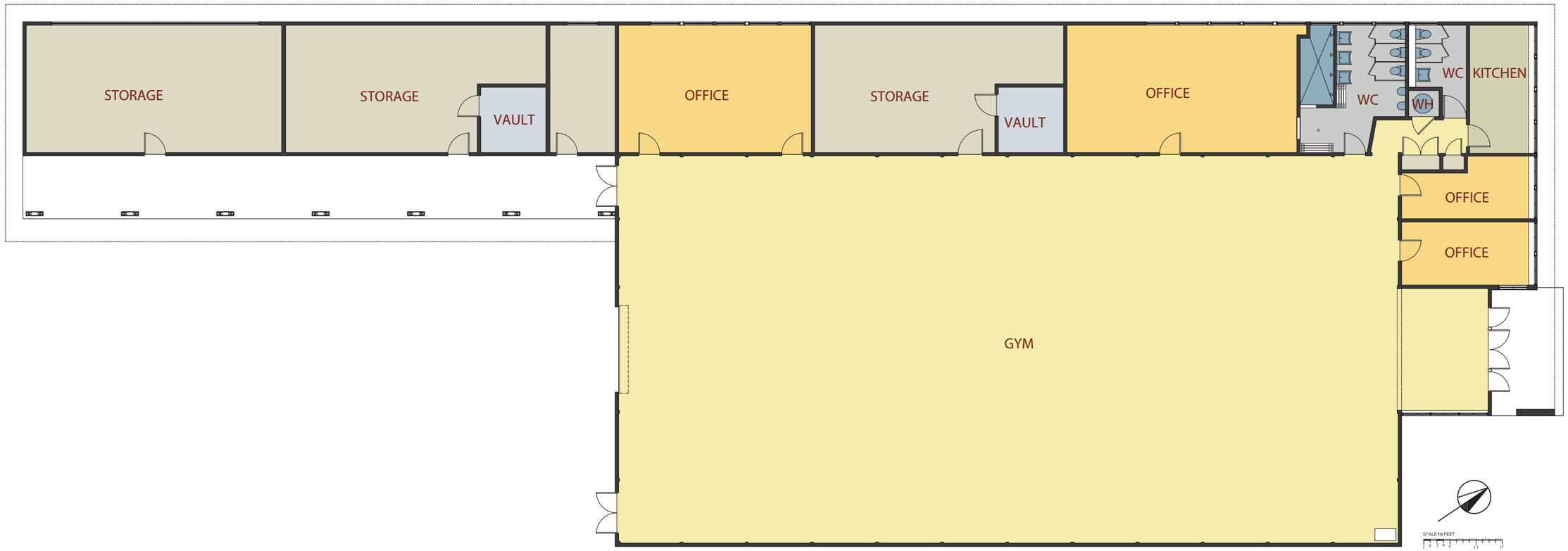
EXISTING FLOOR PLAN



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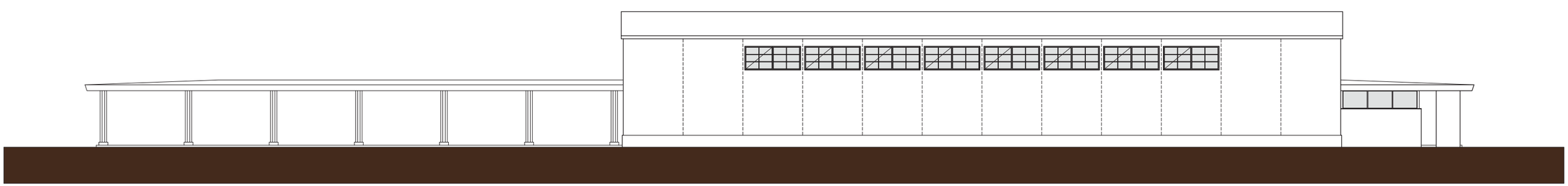
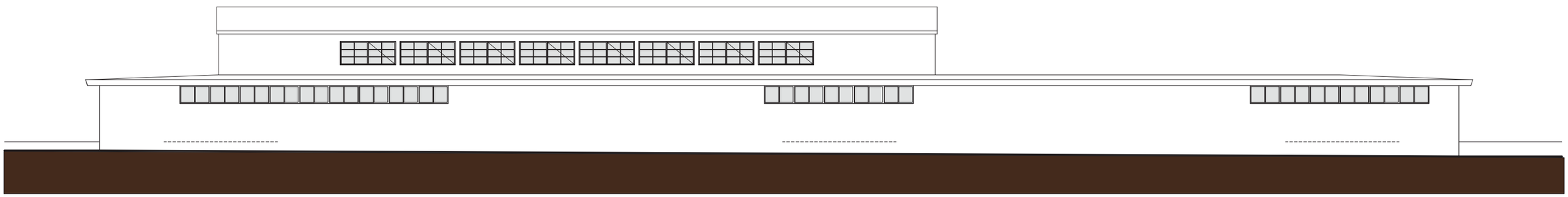
EXISTING EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

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PROJECT INFORMATION

PROJECT DESCRIPTION:

RENOVATION OF EXISTING 12,596 SQ.FT. SINGLE STORY ARMORY BUILDING WITH 477 SQ.FT. ADDITION. INCLUDING A REQUEST FOR APPROVAL OF SHARED PARKING.

SITE INFORMATION:

THE LAND REFERRED IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS: LOT 1-30 OF TRACT NO. 9974 AS PER MAP RECORDED IN BOOK 139 PAGES 1-2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS LEASED BY THE WENDE MUSEUM:

LOT:	14	TRACT: 9974
LOT	15	TRACT: 9974
LOT:	16	TRACT: 9974
LOT:	17	TRACT: 9974
LOT:	18	TRACT: 9974
LOT:	14	TRACT: 9974
LOT	15	TRACT: 9974
LOT:	16	TRACT: 9974
LOT:	17	TRACT: 9974
LOT:	18	TRACT: 9974
LOT:	19	TRACT: 9974
LOT	20	TRACT: 9974
LOT:	21	TRACT: 9974
LOT	22	TRACT: 9974
LOT:	23	TRACT: 9974
LOT:	17	TRACT: 9974
LOT:	24	TRACT: 9974
LOT:	25	TRACT: 9974
LOT	26	TRACT: 9974
LOT:	27	TRACT: 9974
LOT:	28	TRACT: 9974
LOT:	29	TRACT: 9974
LOT:	30	TRACT: 9974

AREA CALCULATIONS:

LOT AREA (LOT 14-30):	38,305 SQ.FT.
LOT COVERAGE EXISTING:	12,596 SQ.FT.
LOT COVERAGE PROPOSED:	32 %
AREA EXISTING BUILDING:	12,596 SQ.FT.
AREA PROPOSED ADDITION:	477 SQ.FT.
AREA PROPOSED STORAGE MEZZ.:	950 SQ.FT.
	14,023 SQ.FT.

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LAND USE AND DEVELOPMENT STANDARDS

Land Use

General Plan

The General Plan Land Use designation of the project site is Open Space. The Open Space designation is established to protect Culver City's open space resources that include public or private land. It is designed and intended to preserve existing and encourage future parks, open space, and recreation opportunities.

Zoning

Zoning for the subject property, presently occupied by the Armory, is Commercial Neighborhood (CN). The project will include a Zone Change from Commercial Neighborhood to Open Space (OS), in order to bring the property into conformance with the City's General Plan land use designation. Pursuant to Section 17.250.030 of the Culver City Municipal Code (CCMC), development and use of property within the Open Space Zoning District requires the adoption of a Comprehensive Plan. The purpose of the Comprehensive Plan is ensure that the modification to the Armory building use is compatible with the surrounding neighborhood through desirable design characteristics and programming of the Museum. The Comprehensive Plan establishes a set of regulations, requirements, and procedures that preclude any degradation in safety, security, and quality of life for residential properties adjacent to the property.

Development Standards

Parking Provided

Parking for employees and museum visitors will be provided in two parking areas, one existing and one proposed as part of the site reuse. A total of 17 parking spaces will be required for the Museum use. Seven parking spaces will be provided to the rear of the property, accessible off of the alley, in a parallel parking formation. These seven spaces will be provided for Museum employees only. Ten parking spaces in the existing shared parking lot located in front of the building, off of Culver Boulevard, will be available for use by visitors to the Museum. Presently, there are 305 parking identified by a Parking Utilization Study prepared for the Wende Museum Project by Civic Enterprise Associates, LLC, spaces in off-street lots shared by all park uses, including the AmVets Post II building, the Scout House, the Teen Center, Swimming Pool; and 100 on-street parking spaces located on Overland Avenue, Barman Avenue and Coombs Avenue.

Permitted Uses

General Provisions

Allowed Uses and Permit Requirements

The Comprehensive Plan allows for the use of the Wende Museum property as a museum and cultural institution facility. Ancillary uses commonly associated with these uses including retail gift shops or small cafes may also be permitted, subject to CCMC requirements for ancillary uses. The Director may require additional parking or specific operating conditions to reduce potential impacts on park resources as part of any approval for ancillary uses on-site.

Allowed Special Events and Temporary Events

As a cultural institution, it is anticipated that special events related to the Museum operations may occur from time-to-time. These events are considered part of the operation of the Museum and are permitted. Events that are not a part of the normal operation of the Museum, including private parties and banquets, may be limited to a total of 12 events annually with a Special Event Permit, pursuant to Section 17.520 of the CCMC.

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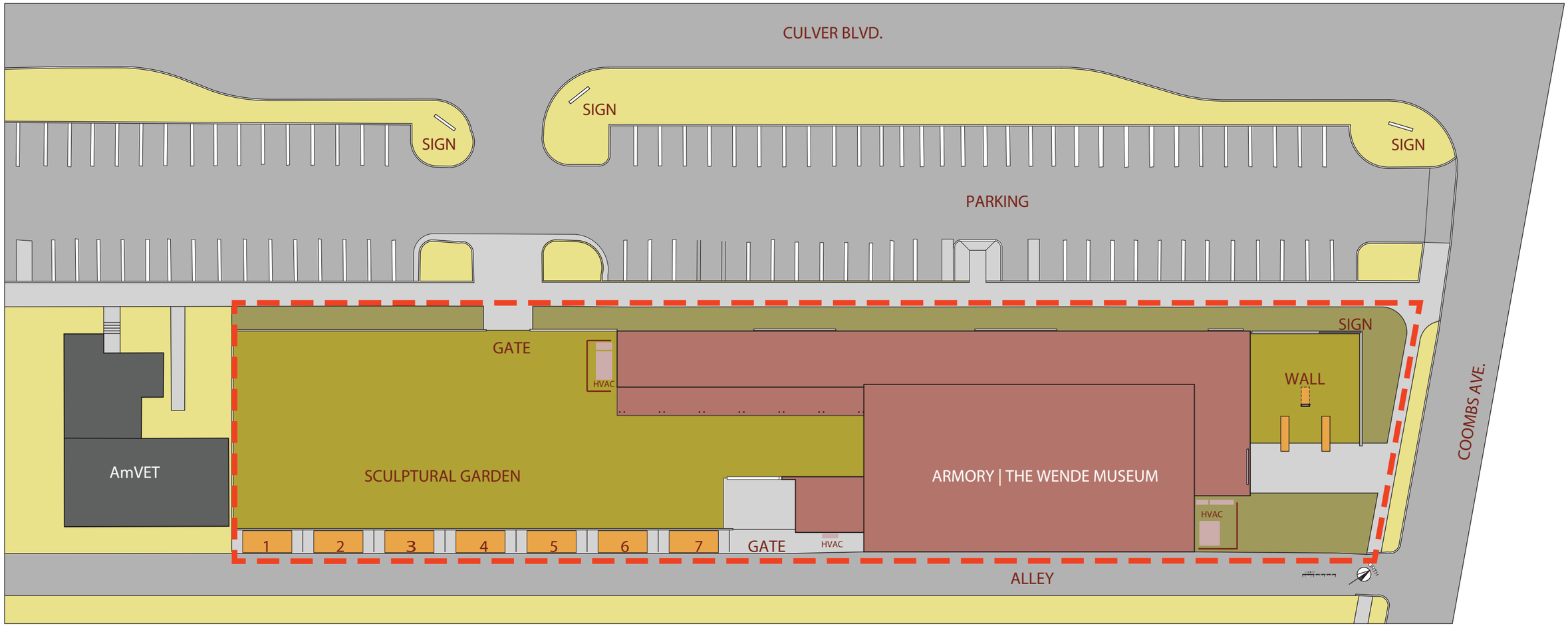
KEY PLAN - PROPOSED



PARKWAY LANDSCAPING

LANDSCAPING

THE WENDE MUSEUM SCULPTURAL GARDEN

THE WENDE MUSEUM STAFF PARKING

ARMORY - THE WENDE MUSEUM

AmVETS BUILDING

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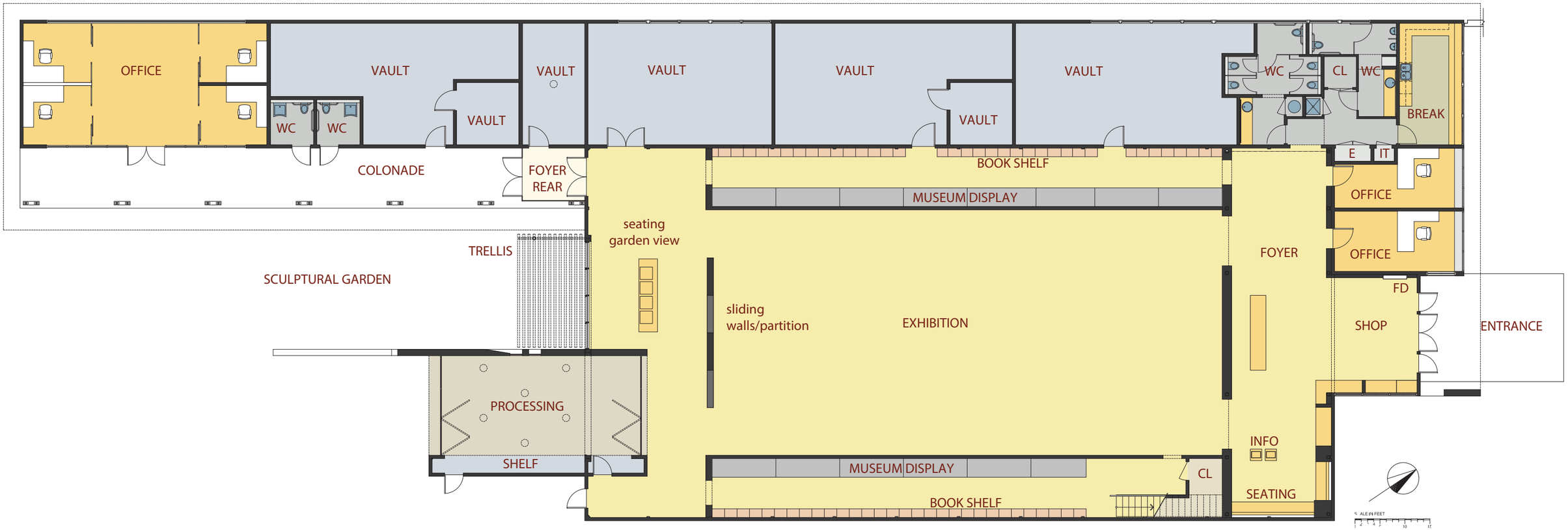
PROPOSED FLOOR PLAN



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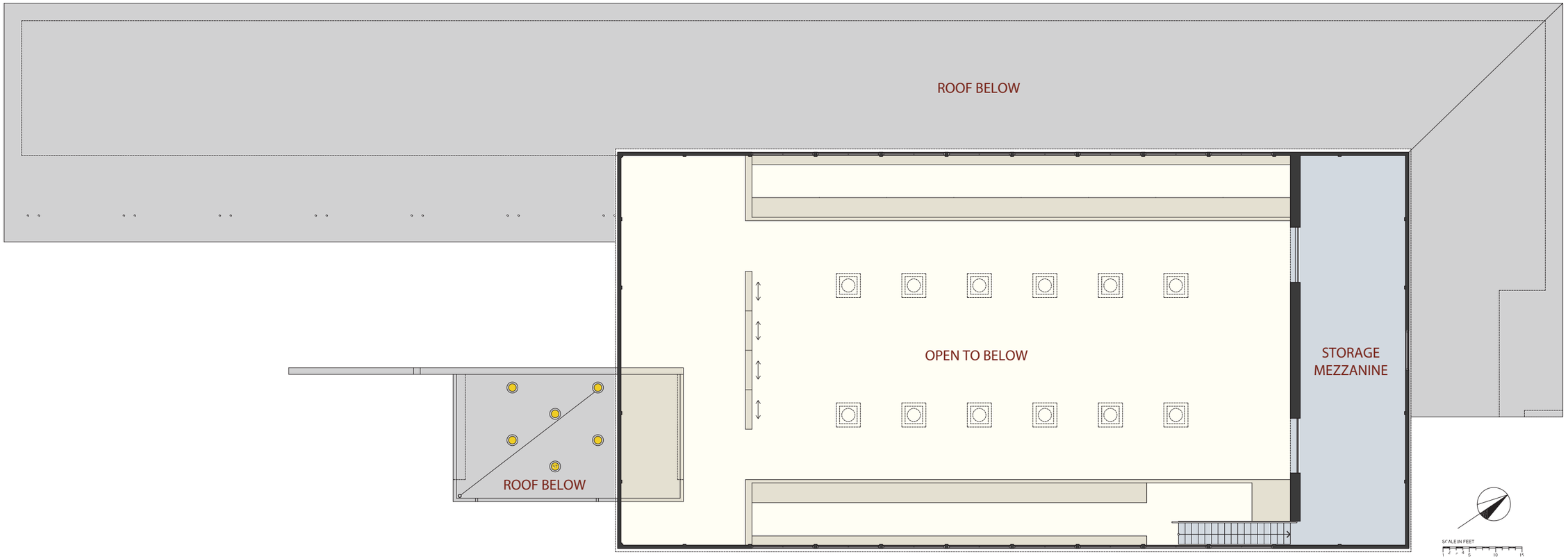
PROPOSED STORAGE MEZZANINE



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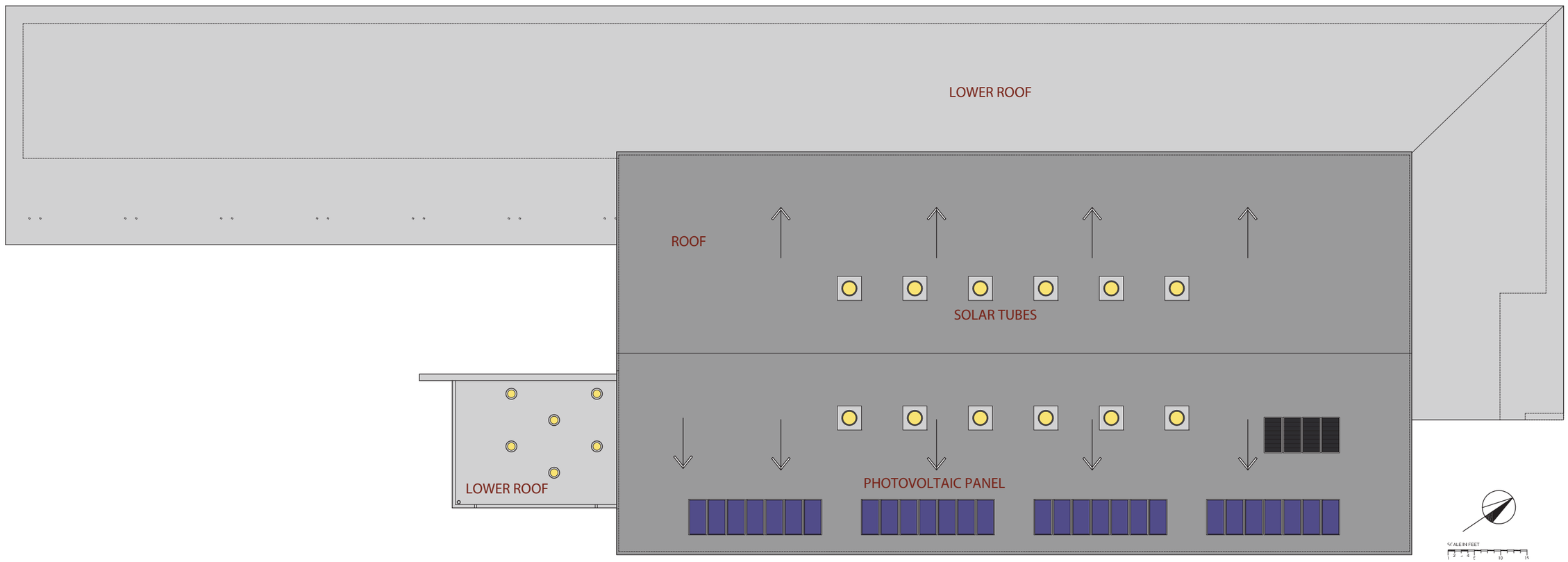
PROPOSED ROOF PLAN



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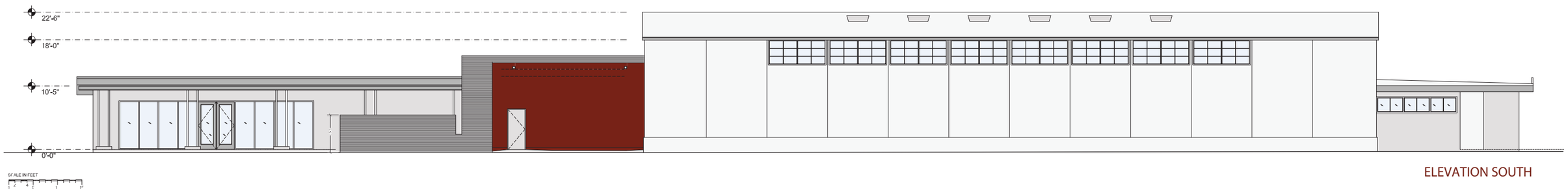
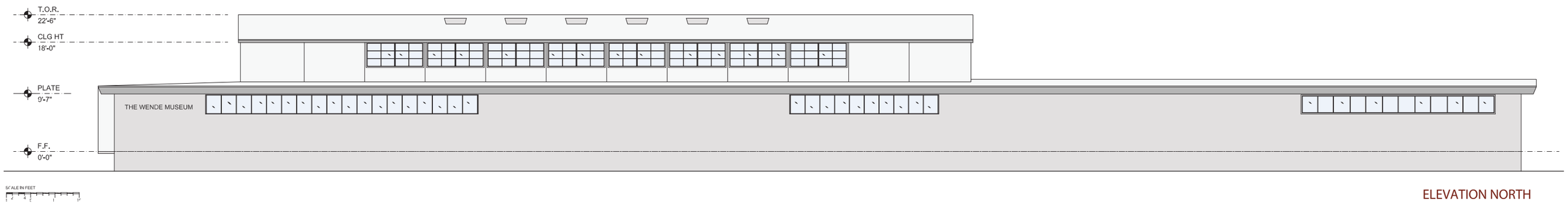
PROPOSED ELEVATION



ELEVATION SOUTH



ELEVATION NORTH

EXISTING EXPOSED CONCRETE | SANDBLASTED, SEALED WITH ANTI-GRAFFITI COATING

WHITE EXTERIOR PAINT, FLAT

STAINLESS STEEL (BRUSHED)

SMOOTH TROWEL STUCCO, TO MATCH THE WENDE MUSEUM LOGO COLOR

GLAZING

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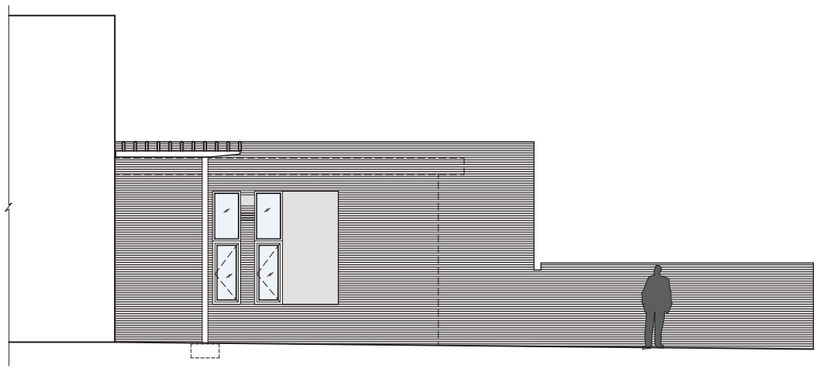
PROPOSED ELEVATION



PROCESSING AREA - ELEVATION NORTH

ELEVATION WEST

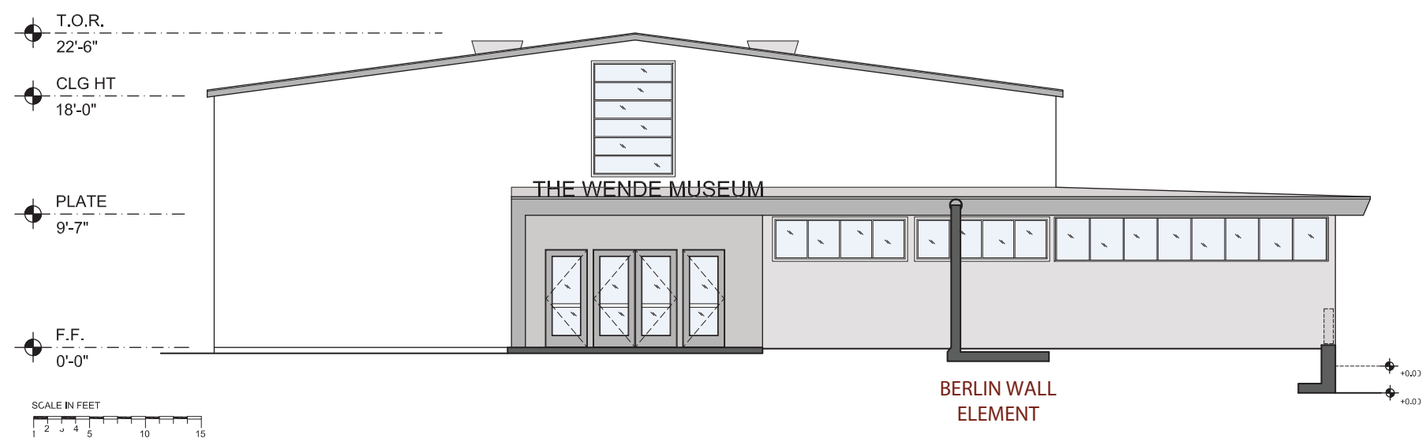
EXISTING EXPOSED CONCRETE | SANDBLASTED, SEALED WITH ANTI-GRAFFITI COATING

WHITE EXTERIOR PAINT, FLAT

STAINLESS STEEL (BRUSHED)

SMOOTH TROWEL STUCCO, TO MATCH THE WENDE MUSEUM LOGO COLOR

GLAZING



ELEVATION EAST

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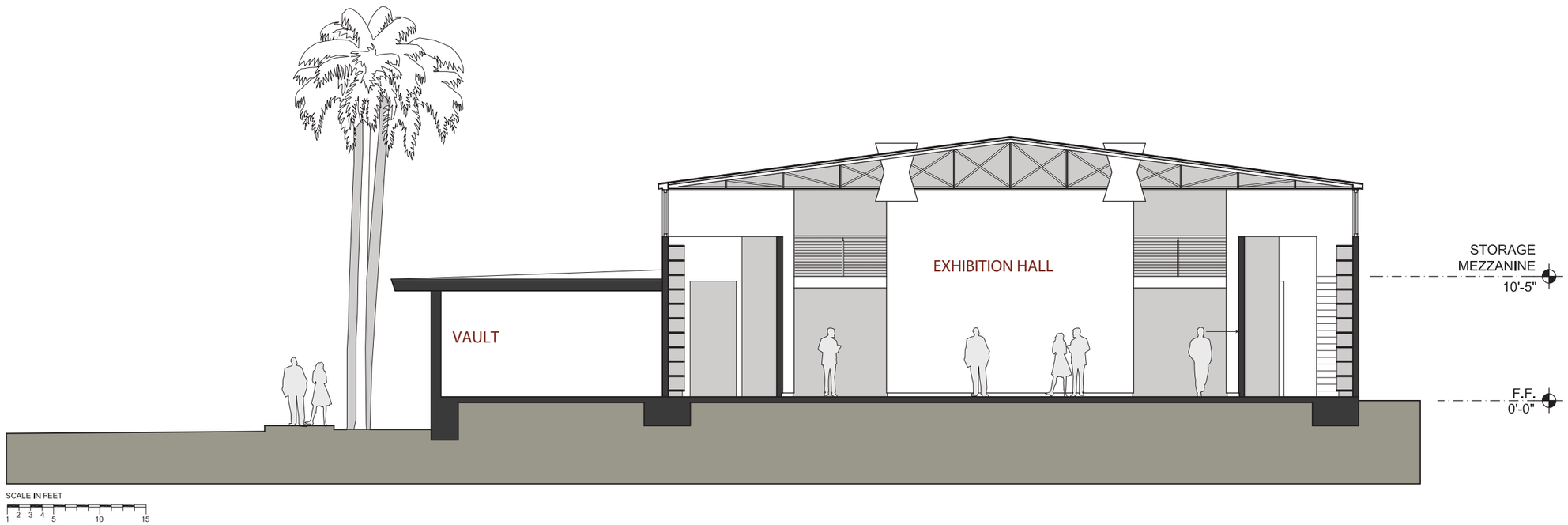
PROPOSED SECTION



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PROPOSED EXTERIOR

PERSPECTIVE

EAST ELEVATION

NORTH ELEVATION

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PROCESSING AREA

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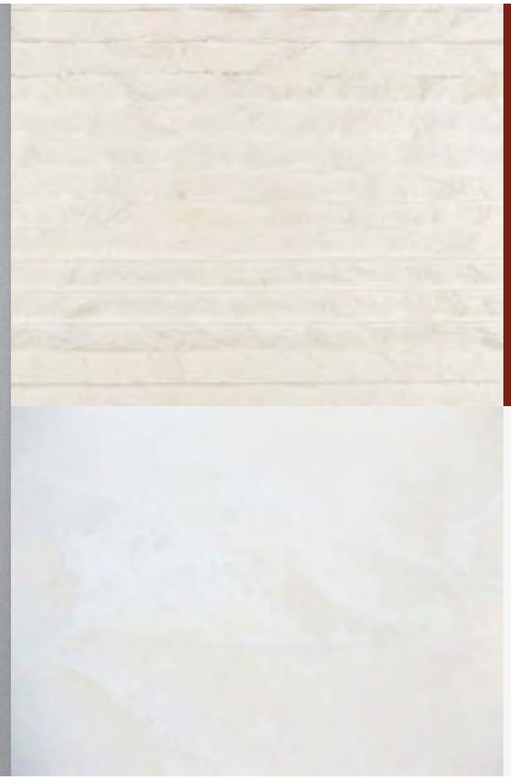
PROPOSED MATERIAL

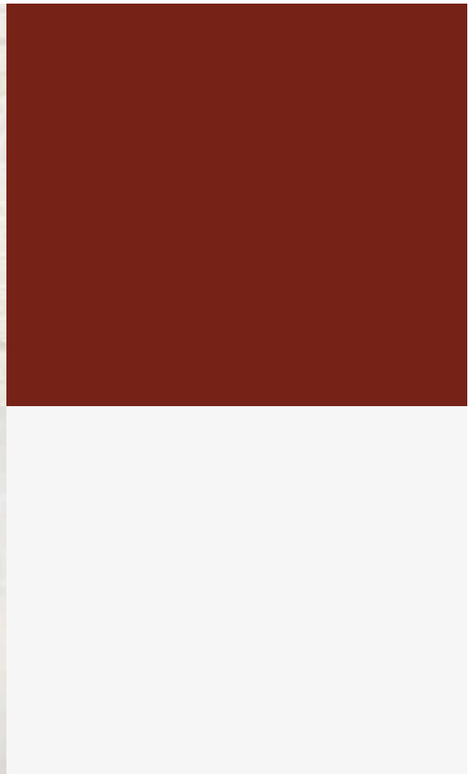
FROSTED GLASS

CONCRETE "SANDBLASTED"
CLEAR SEALER, ANTI GRAFITTI COATING

STAINLESS STEEL - BRUSHED FINSH
FOR ROOF EAVES



STUCCO SMOOTH TROWEL FINISH
AT NEW RECEIVING AREA,
NATURAL ACCENT STONE, CHISELED FINISH



COLOR:
ACCENT PAINT, WENDE MUSEUM LOGO RED
WHITE PAINT: NESTING DOVE ECC-36-2, BEHR

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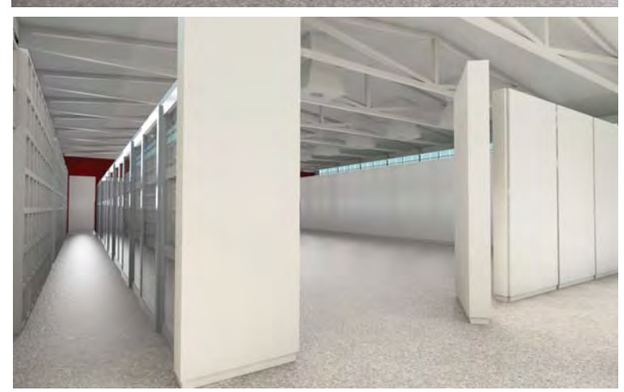
PROPOSED INTERIOR



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PROPOSED DISPLAY SHELF

SECTION AXONOMETRIC

INTERIOR ELEVATION

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SHELF - BULK RACK

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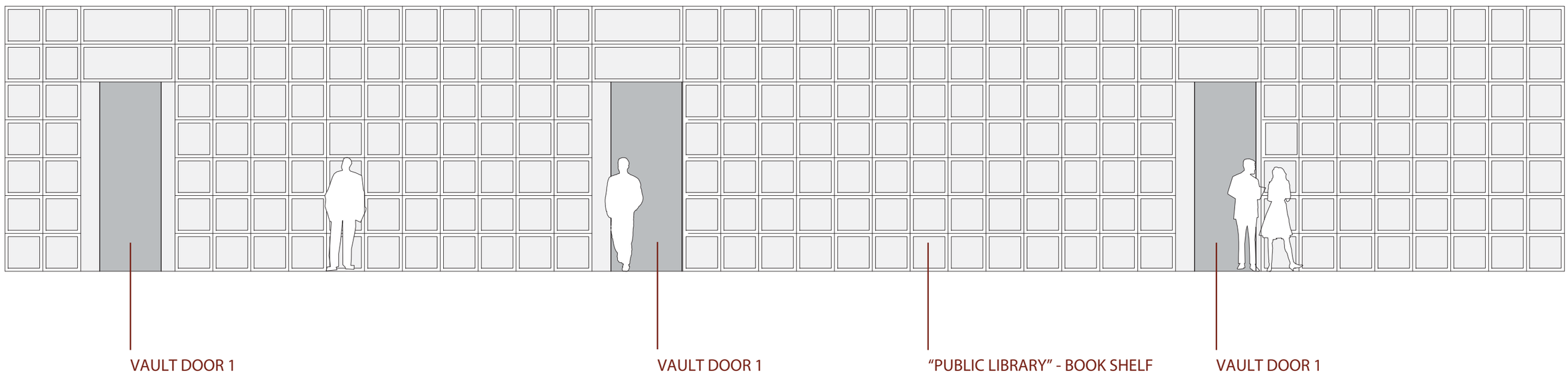
PROPOSED BOOK SHELF



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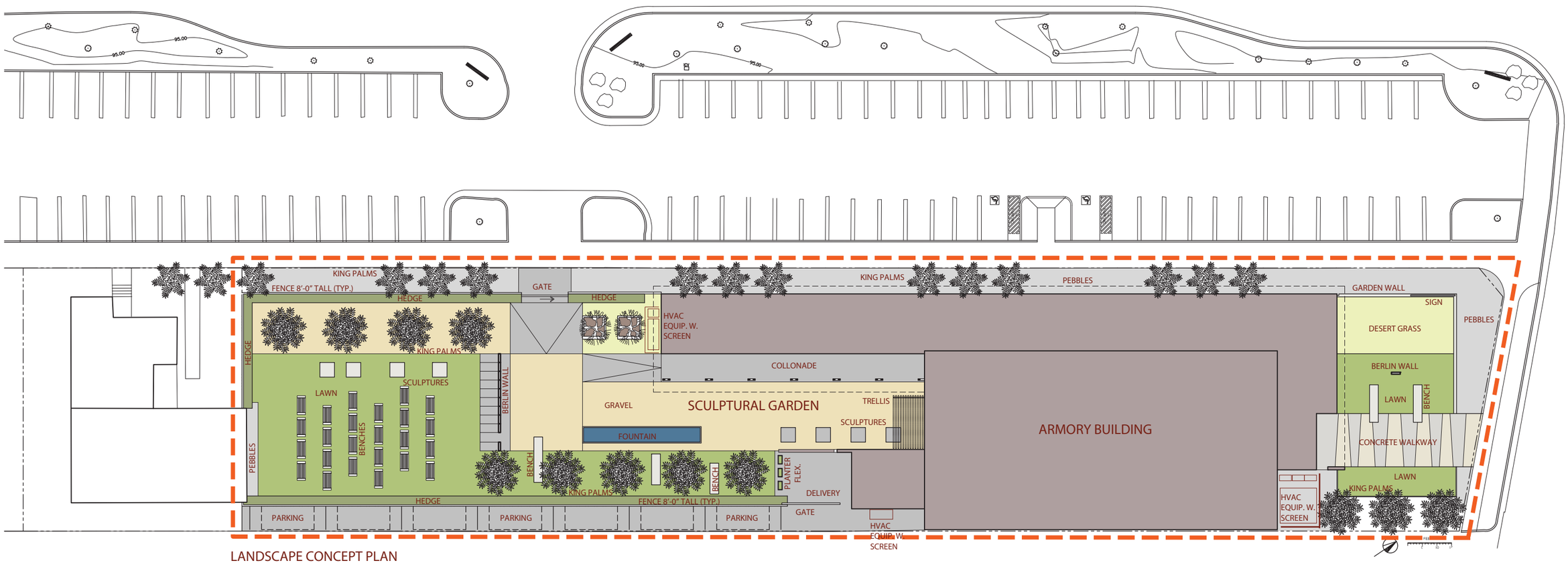
PROPOSED LANDSCAPE

Landscaping

The landscaping plan for the Museum will include the replacement of the existing paved area located between the Armory building and the AmVets building with a new central sculptural courtyard. The courtyard will include new hardscape pathways around new landscape planter areas. In addition, seating areas will be provided throughout the courtyard. The Museum will also introduce additional landscaping along the perimeter of the building, including new trees, hedges and native plant species.



LANDSCAPE CONCEPT PLAN

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PROPOSED LANDSCAPE

ENTRANCE WITH BERLIN WALL AND BENCHES

LANDSCAPE ENTRANCE AREA

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PROPOSED LANDSCAPE

SCULPTURAL GARDEN

BERLIN WALL ELEMENTS

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PROPOSED LANDSCAPE CONTEXT

The Wende Museum garden will be a place of beauty, repose, and contemplation, but also a place for thinking about and confronting the complexities and tensions inherent in the collection itself, and in where it is displayed versus where it comes from. East v. West Communism v. Capitalism Europe v. Southern California Open v. Closed Controlled/Constrained v. Free/Unconstrained Art v. Propaganda Everywhere I want the tension and intimate connection between Eastern Europe and California to be fore grounded. Los Angeles was the US capital of the Cold War, where most of the aerospace industry was based. The military-industrial complex, with its tight linkages between the armed forces, research universities, and corporations, found a perfect fit in the open, sunny, individualistic lifestyle of Southern California. The iconography of Southern California modernity, exemplified by the horizontal concrete building, and the skyline of palm trees, will be made explicit, against a series of motifs of rigorous, controlled, European garden forms. The basic principle is the ordering of space with classical European hedges, to create closed rooms, hidden spaces, as well as sightlines that lead the eye all the way from inside the building entrance to the back of the property, but placing barriers in front of one's gaze and passage. The hedges will be of varying heights, so that the garden will be a play of long sightlines/axes and barriers, as in a maze. A visitor will have to walk through it, discovering the places where openings allow her to proceed, discovering new spaces and objects as she goes. The objects will be displayed in a classical sculpture garden format, on raised plinths, isolated, against hedges. The Berlin Wall pieces will act as walls as well, blocking the way, but equally as art objects, that can be walked around. Playing against the hedge principle will be subtropical vegetation, such as specimen palms, dragon trees, aloes, and cactus, which will be "displayed" just like the objects, against hedges or walls. They, like the Cold War itself, especially the weaponry and the control structures like the Wall, will be at once beautiful, big, and menacing, and so, sublime. Just outside the main glass doors will be a courtyard space, relatively open, with a rectangular, raised pool. This space can be used to events, seating, etc. There is an 8-foot parking lane all along the alley, which will also be sufficient for truck deliveries, so no angled wall intruding into the courtyard space will be required. At the center of the garden will be a hedged space filled with olive trees and a circular, raised pool.

The ground surface will be a mix of hard and soft, with pavers in a sea of low meadow grass. This is a space of contemplation, symbolizing the coming together and resolution of reunification and the end of the Cold War's decades of confrontation and conflict. Beyond it, the maze/hedged rooms will be large, both to allow maximum flexibility in displaying different objects, also to allow space for any future building. The visitor will proceed, at their own pace and following their own path, around the garden, perhaps in a circular way, arriving back at the courtyard. There will be a vehicular entrance on the west side. The western frontage will have a steel fence of rectangular pickets with no top rail, like the fence on the 6th street side of LACMA. Coupled with hedges of varying heights, passerby and drivers will be able to see partial views of pieces of the Berlin Wall, and statues, lit at night. The building wall along the parking lot will be lined with plantings of palm trees and spiky plants such as agaves and cactus. This model is a concept only. The trees and plants are typical. The plinths are represented as boxes, where sculptures and objects can be displayed

STENOCEREUS

EUPHORBIA INGENS

DAGAVE TEQUILANA

ALOE ARBORESCENS

QUEEN PALM

ALOE MARLOTHII

AGAVE AMERICANA

MISCANTHUSSP.

KING PALM

BUTIA CAPITATA

DRACAENA DRACO

OLIVE TREE

Garden — Concept Plan
Wade Graham Landscape Studio
March 21, 2013

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SIGNAGE

Signs

The Comprehensive Plan identifies locations for on-site signage, including monument signs, wall signs, and temporary signs that will be utilized during special events or to promote the display of new collections at the Museum.

The proposed site plan includes three monument signs located around the project site which will provide visibility to vehicle and pedestrian traffic on Culver Boulevard and Coombs Avenue. One sign will be located at the entrance to the parking lot at Culver Boulevard driveway; a second sign will be located at the corner of Coombs Avenue and Culver Boulevard; and a third located at the northeast corner of the property, near the Coombs Avenue driveway.

Two permanent wall signs will be provided on the building, including a sign over the Museum's pedestrian entry facing Coombs Avenue and the second wall sign facing the parking lot at the northeast corner of the building.

Two temporary sign areas have been designated on the building's north-facing wall. The sign areas will total 200 square feet each, measuring 6 feet, 8 inches tall by 30 feet wide. The temporary sign areas will be dedicated for wall mounted, non-changeable copy signs made of vinyl or a similar material used for temporary sign construction. The area shall be used for advertising of events or collections at the museum and shall not be limited in number of days per year.

Sign Review

All new signs shall require a sign permit processed through the Planning Division.

The Director shall have the authority to conduct a conformance review for temporary signage installed as part of an event or collection display at the museum prior to manufacture and installation of the temporary sign(s).

All proposed permanent signs shall comply with the approved Comprehensive Plan, in terms of location, size, and design and shall require approval of a sign permit processed through the Planning Division. The sign section of the Comprehensive Plan shall be amended to reflect any changes to the sign area, design or location on the subject property.

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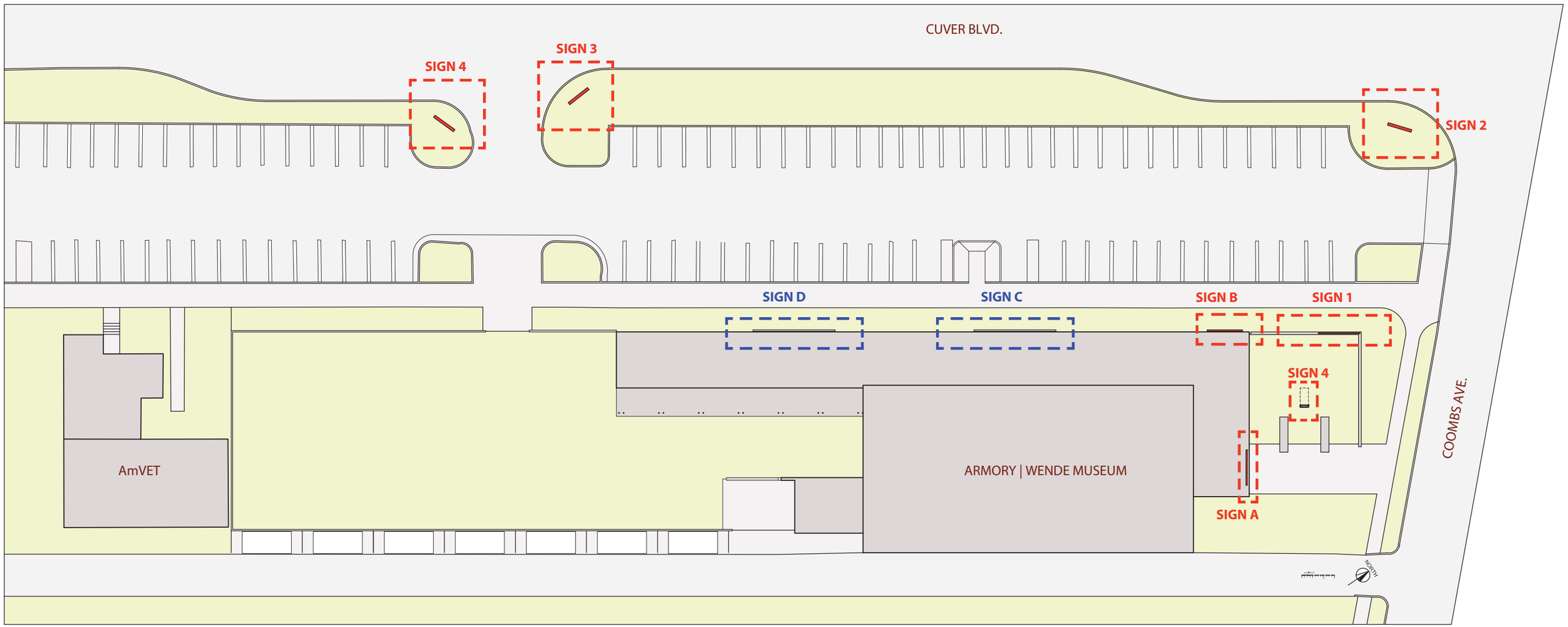
PROPOSED SIGNAGE



SIGNAGE KEY PLAN

PERMANENT SIGNAGE
(FREE STANDING & ATTACHED TO BUILDING)

TEMPORARY SIGNAGE
FOR SPECIAL EVENTS/EXHIBITIONS

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PROPOSED SIGNAGE

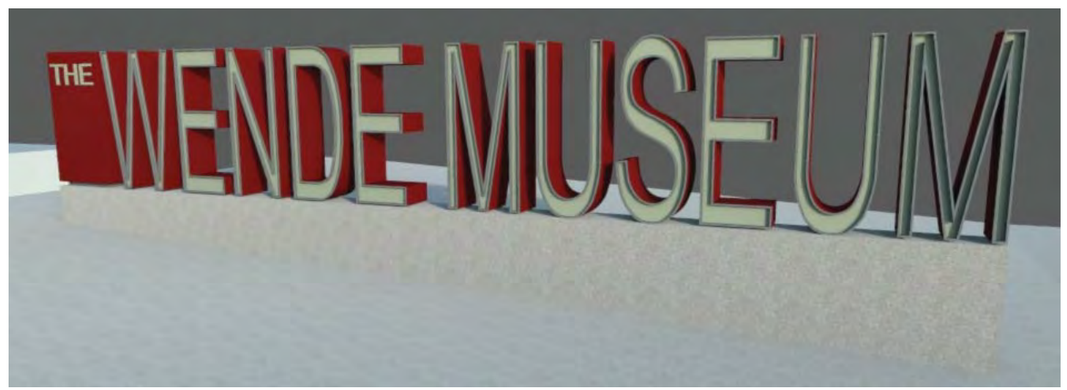
LOCATION SIGN #2

LOCATION SIGN #3

LOCATION SIGN #1

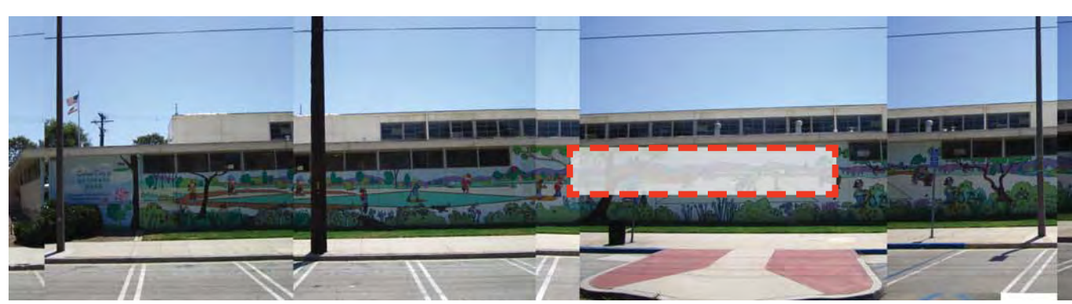
LOCATION SIGN A

LOCATION SIGN B

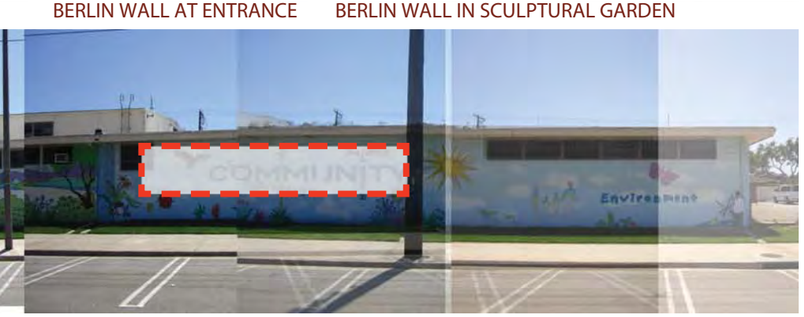


BERLIN WALL AT ENTRANCE

BERLIN WALL IN SCULPTURAL GARDEN



LOCATION SIGN C



LOCATION SIGN A

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PROPOSED SIGNAGE

SIGN A

ELEVATION FRONT: ELEVATION SIDE:

ROOF MOUNTED, CHANNEL LETTER, FREE STANDING, BOTTOM MOUNT

MATERIAL: METAL
FINISH: POWER COATED
COLOR: (TBD)
FONT: (TBD)

NOTE:
ALL LETTERS AND HARDWARE TO BE CORROSION PROTECTED AS REQ.

SIGN B

ELEVATION FRONT: ELEVATION SIDE:

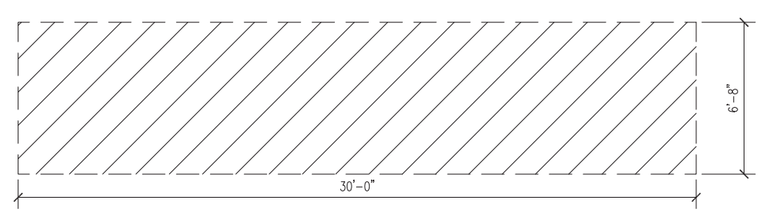
WALL MOUNTED, CHANNEL LETTER, LED REAR ILLUMINATED

MATERIAL: METAL
FINISH: POWER COATED
COLOR: (TBD)
FONT: (TBD)

LED: 3000K

NOTE:
ALL LETTERS AND HARDWARE TO BE CORROSION PROTECTED AS REQ.

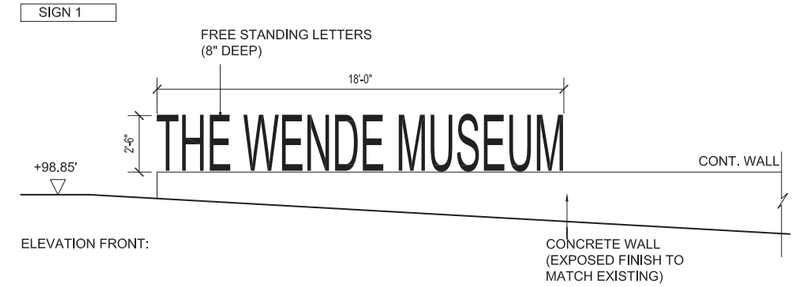
SIGN C & D: TEMPORARY DISPLAY FOR SPECIAL EVENTS



DEDICATED AREA FOR WALL MOUNTED VYNIL (OR SIMILAR TEMPORARY MEDIA) ADVERTISING BANNERS FOR TEMPORARY SPECIAL EVENTS, EXHIBITIONS, ETC.. THIS AREA SHALL BE USED BY THE WENDE MUSEUM ONLY AND SHALL NOT DISPLAY COMMERCIAL ADVERTISING.

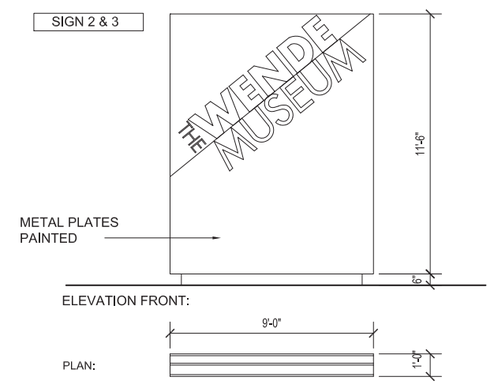
PROVIDE CORROSION RESISTANT HARDWARE TO FIXATE STANDARD BANNER GROMMETS.

SIGN 1



ELEVATION FRONT:

SIGN 2 & 3



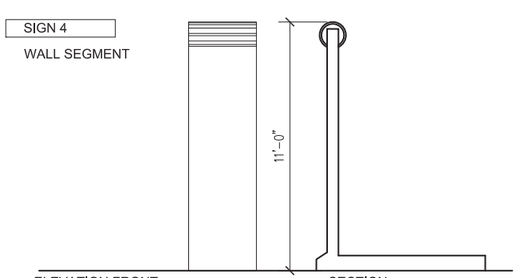
ELEVATION FRONT:

PLAN:

NOTE:
ALL SIGNAGE SHALL BE REVIEWED AND VERIFIED WITH ARCHITECT AND CLIENT IN FIELD PRIOR TO MANUF. OR INSTALLATION

SIGN 4

WALL SEGMENT



ELEVATION FRONT: SECTION

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HISTORIC AMERICAN VETERANS POST II

Project Summary

For over sixty years, historic AmVets Post II, located at 10858 Culver Boulevard, has served American veterans and the citizens of California. Chartered at the end of WWII, AmVets Post II was formed by a group of dedicated veterans who despite facing adversity, insisted on creating a network of support and bold advocacy for veterans, young and old, who had served in all branches of the military and in all eras.

Headquartered in the historic AmVets Post II building in Culver City since the mid-1960s, AmVets Post II took over the administration of the landmark structure in the following years. Since that time, the membership has shouldered the cost of maintaining the unique building and property by contributing thousands of volunteer man-hours and dollars to the effort.

In addition to our work outside of the post, AmVets Post II sponsors numerous events at the Culver City building. Along with hosting veterans from the nearby West LA VAMC at the annual Christmas Party, Post II Officers Installation Dinner and Super Bowl Sunday party, the membership hosts numerous events large and small -- including its monthly meetings on the third Saturday of each month.

Uses

Allowed Uses and Permit Requirements

The Comprehensive Plan allows for the use of the AmVets Post II property as an events center and cultural institution facility. Ancillary uses related to the operation of the facility, including offices, meeting rooms and a small kitchen facility for on-site catering are also permitted, subject to CCMC requirements for ancillary uses. The Director may require additional parking or specific operating conditions to reduce potential impacts on park resources and adjacent residential uses as part of any approval for ancillary uses on-site.

Allowed Special Events and Temporary Events

As a cultural institution serving local veterans, it is anticipated that special events related to the AmVets Post II operations will occur as a regular component of the facility's service. These events are considered part of the operation of the facility and are permitted. Events that are not a part of the normal operation of the AmVets facility may be limited to a total of 12 events annually with a Special Event Permit, pursuant to Section 17.520 of the CCMC.

Land Use

General Plan

The General Plan Land Use designation of the project site is Open Space. The Open Space designation is established to protect Culver City's open space resources that include public or private land. It is designed and intended to preserve existing and encourage future parks, open space, and recreation opportunities.

Zoning

Zoning for the subject property, presently occupied by the AmVets Post II building, is Commercial Neighborhood (CN). The project will include a Zone Change from Commercial Neighborhood to Open Space (OS), in order to bring the property into conformance with the City's General Plan land use designation. Pursuant to Section 17.250.030 of the Culver City Municipal Code (CCMC), development and use of property within the Open Space Zoning District requires the adoption of a Comprehensive Plan. The Comprehensive Plan ensures that the operation of the AmVets facility is compatible with the surrounding neighborhood and the adjacent uses through management of on-site events and activities. The Comprehensive Plan establishes a set of regulations, requirements, and procedures that preclude any degradation in safety, security, and quality of life for residential properties adjacent to the property.

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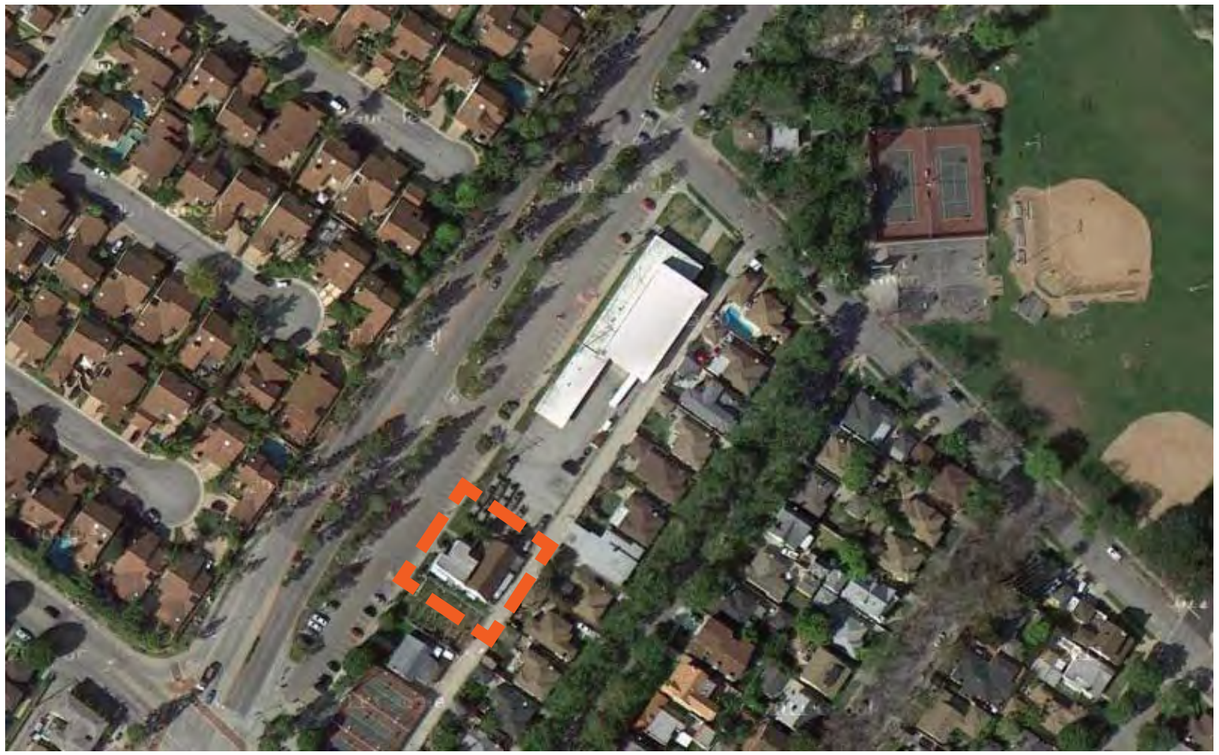
Signs

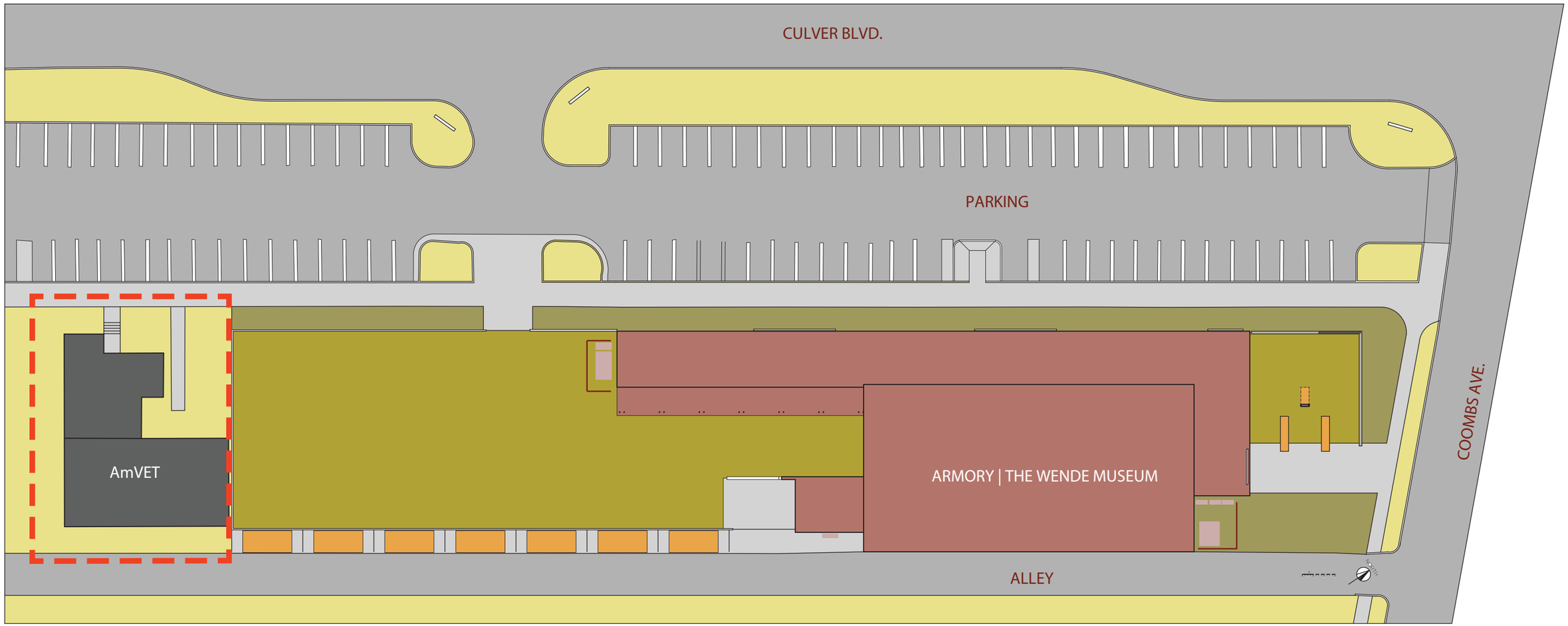
Sign Review

All new signs shall require a sign permit processed through the Planning Division. Temporary signs shall be allowed subject to the standards identified in Section 17.330 of the CCMC.

EXISTING AmVET BUILDING



AmVET SITE PLAN



ADMINISTRATION

Relationship to Other Regulations

This Comprehensive Plan provides policies, standards and regulations guiding the development and use of the subject property. Specific topics not otherwise addressed or provided in this Comprehensive Plan shall be governed by the Culver City Municipal Code. No provision of this Comprehensive Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing ordinance, resolutions, or policy except: a) as specifically repealed by the adoptions of this Comprehensive Plan; or b) where this Comprehensive Plan's provisions are more precise or restrictive than the existing Municipal Code. Where provisions of this Comprehensive Plan impose more restrictive regulations than required by any other ordinance, resolution or policy, the provisions of this Comprehensive Plan shall govern.

Amendments

Modifications to the Comprehensive Plan shall be pursuant to the Culver City Zoning Code, Section 17.560.025 – Comprehensive Plan Modifications, Major and Minor or as amended.

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Civic Enterprise Associates LLC

MEMORANDUM

To: Sol Blumenfeld, City Manager

From: Civic Enterprise Associates LLC

Date: March 15, 2013

Re: Wende Museum Parking Utilization Study

A. SUMMARY

The Wende Museum engaged Civic Enterprise Associates LLC (CE) to complete a parking study for the proposed museum location at the former armory at 10808 Culver Boulevard. The study's purpose is to determine whether the existing supply of parking in off-street public lots near the Armory can accommodate the Wende Musuem's projected parking demand.

First, we determined the supply of parking in the off-street municipal parking lots at Veterans Memorial Building and Veterans Park. **There are 305 marked spaces** in these lots**.** We also determined the supply of on-street parking on streets bordering the park. On weekdays, there are 100 parking spaces on Overland Avenue, Barman Avenue and Coombs Avenue. On weekends, because parking on the west side of Coombs is restricted, there are 84 on-street spaces available.

Peak parking demand for the proposed museum is projected to be 17 vehicles[1], 10 for visitors and 7 for museum staff. The Wende Museum plans to provide employee parking adjacent to the alley that runs along the south side of the armory. Thus, the parking supply in the off-street lots must accommodate 10 vehicles for museum patrons.

We determined the existing demand for parking by conducting an occupancy study during periods when the Wende Museum plans to be open to the public. The occupancy study involved counting vehicles actually parked in each parking lot. Because the museum will be open to the public from noon to 6pm, the survey was conducted from 11am to 7pm on a Thursday, Saturday and Sunday. The survey was conducted on weekends because that is when usage of the park can be presumed to be highest.

[1] According to a January 30, 2013 Traffic Analysis Letter by Allyn D. Rifkin, PE

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During the hour of existing peak parking demand for the surveyed public parking lots—Sunday between 11am and noon—there were 62 vacant parking spaces, although this time does not coincide with the museum's planned operating hours. The peak demand during planned museum hours occurred on Saturday between 1pm and 3pm, when 122 parking spaces were vacant.

Thus, **existing public parking lots near the Armory can accommodate the Wende Museum's peak projected parking demand of 10 spaces.**

B. PARKING INVENTORY

As part of this study, Civic Enterprise inventoried off-street and on-street parking near the Wende Museum site that is available for public parking during the museum's proposed operating hours. This includes off-street public lots at Veterans Park and the Veterans Memorial Building, and on-street parking on streets bordering Veterans Park (Overland Avenue, Barman Avenue and Coombs Avenue).[2]

The parking inventory was determined through field observations by Civic Enterprise staff. For parking lots, the inventory counts striped parking spaces. One space in Lot 3 is occupied by a recycling bin, and was not included. For on-street parking, the inventory counts marked parking spaces on Overland Avenue, the north side of Barman Avenue, and the east side of Coombs Avenue. Parking spaces are not marked adjacent to residences on the south side of Barman Avenue and the west side of Coombs Avenue. On these block faces, surveyors made an educated assumption based on the length of a typical parking space (20-24 feet) and observed utilization.

The results of the parking inventory are shown in Table 1 and Figure 1. **There are 305 parking spaces in off-street lots**; on weekdays, some spaces in Lot 5 are reserved for Culver City employees.

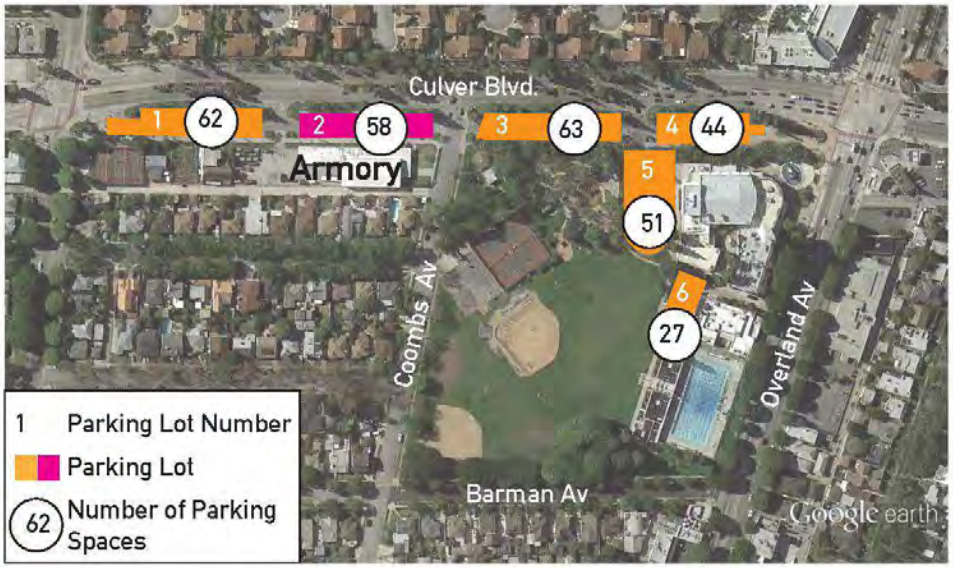
Parking Inventory			
	Parking Lots	Spaces	Adjacent Uses
	Lot 1	62	Paddle tennis courts; AmVets; Scout House; Community Garden
	Lot 2	58	Armory/Proposed Museum
	Lot 3	63	Veterans Park Playground and Tennis Courts
	Lot 4	44	Veterans Memorial Building
	Lot 5	51	Some employee parking; Veterans Memorial Building and Veterans Park
	Lot 6	27	Teen Center; Swimming Pool

[2] There is no on-street parking on Culver Boulevard between Overland Avenue and Elenda Street.

Total	**305**	

The parking inventory does not include parking at the Culver City Senior Center or the Mamie Clayton Library and Museum.

Figure 1: Parking Inventory



Some on-street parking is also used by users of the Veterans Memorial Building and other facilities at Veterans Park. On weekdays, there are 100 parking spaces on Overland Avenue, Barman Avenue and Coombs Avenue. On weekends, there are 86 spaces, because parking is prohibited on the west side of Coombs Avenue adjacent to residences.

Except for thirteen (13) spaces on Overland Avenue with parking meters that operate until 6 pm on weekdays, all of the inventoried off-street and on-street parking is free.

C. CURRENT PARKING DEMAND

1. FACILITIES SERVED BY PARKING

The inventoried parking primarily serves the public facilities located at the Veterans Memorial Building Auditorium and Veterans Park, including the auditorium and various meeting rooms, the teen center, swimming pool, tennis

courts, paddle tennis courts, basketball courts, baseball fields, playground, picnic area and community garden.

The parking lots, particularly Lots 1 and 2, also serve the AmVets post and Scout House. Based on our observations, the parking lots appear to be used as informal staging/waiting areas for a small number of taxicabs, AAA road service vehicles, etc.

The AmVets post is currently subleased to the United States Veterans Artists Alliance (USVAA). According to its Executive Director, the USVAA hosts gallery shows, live performances, classes and special events at the AmVets facility. Special events are generally held in the evening after the Wende Museum's proposed operating hours, or on weekends during the Wende Museum's proposed hours. The AmVets building hosted a full-capacity special event on Saturday, 2/23 between 1 p.m. and 4 p.m., the second day of the parking occupancy survey, and our data thus reflect peak demand from the USVAA during this period.

On-street parking also serves residences on Barman Avenue and Coombs Avenue; the Westside Unity Church on Barman; and businesses (including Café Laurent) on Overland Avenue.

2. PARKING OCCUPANCY SURVEY

a. Methodology

Civic Enterprise conducted parking occupancy surveys using trained data collection workers on the following dates and times:

- Thursday, February 21, 11 am to 7 pm
- Saturday, February 23, 11 am to 7 pm
- Sunday, February 24, 2013, 11 am to 7 pm

Every hour, the number of cars parked in each off-street parking lot was counted. We then determined the percentage of parking spaces that are occupied—the occupancy rate—and the number of vacant parking spaces.

The survey dates were selected to reflect parking demand on a typical weekday and a typical weekend. During the surveys, the weather was sunny or partly cloudy, with high daily high temperatures between 60°-65°F.

At various times during the occupancy survey, there were events at most facilities, including an event in the Veterans Memorial Building, the aforementioned event at the AmVets building, a large birthday party in the picnic area, softball games, swim team practice, etc.

b. Results

This section presents the results of the parking occupancy survey. At no time were the surveyed parking lots fully occupied.

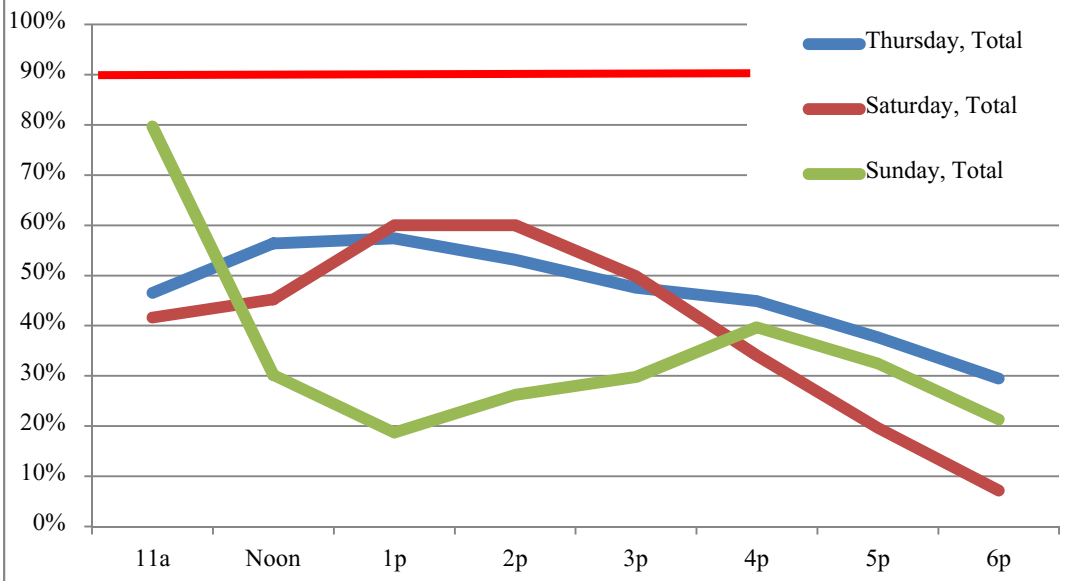
For off-street parking lots, occupancy rates of 90-95% are generally considered acceptable. Occupancy levels can be higher in lots because it is easier to see vacant parking spaces (particularly in smaller lots such as those included in this study). Also, vehicles do not obstruct moving traffic while entering and exiting parking spaces, or if minor queuing occurs.

Figure 2 shows the overall parking utilization rates during the occupancy survey periods.[3] On Thursday, overall occupancy levels never exceeded 57%. On Saturday, overall occupancy levels never exceeded 60%. On Sunday, occupancy levels reached 80% between 11am and noon (before the Wende Museum's planned hours of operation), but ranged between 20% and 40% during the museum's proposed hours of operation.

Occupancy levels in each parking area were observed to correlate closely to activity in the closest facilities. For example, Lot 1 was used most heavily during an event at the AmVets facility. Lots 3-5 were used most heavily during an event in the Veterans Auditorium. Lot 6 was used most heavily while the swimming pool and/or teen center were open. On-street parking on Barman and Coombs was used most heavily when softball fields and basketball courts were being used.

[3] For purposes of determining utilization and available capacity, we surveyed the occupancy of off-street parking lots. This report does not rely on available on-street parking capacity to conclude that excess parking capacity exists in the vicinity of the Armory.

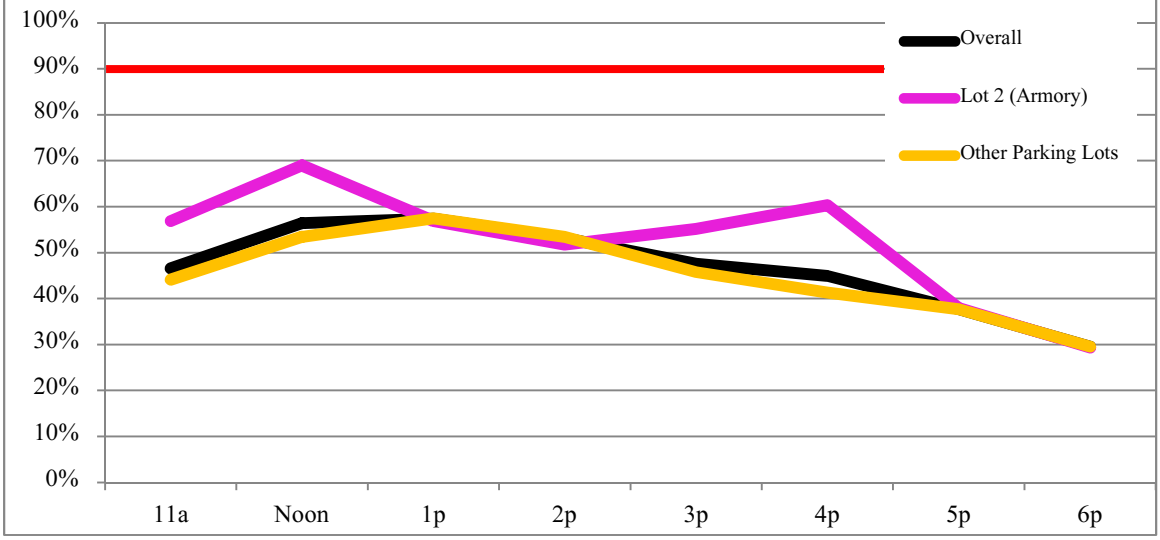
Figure 2: Overall Percentage of Parking Spaces Occupied



Figures 3-5 show the parking utilization rates on each survey day, broken out by Lot 2 (adjacent to the Armory) and other off-street lots.

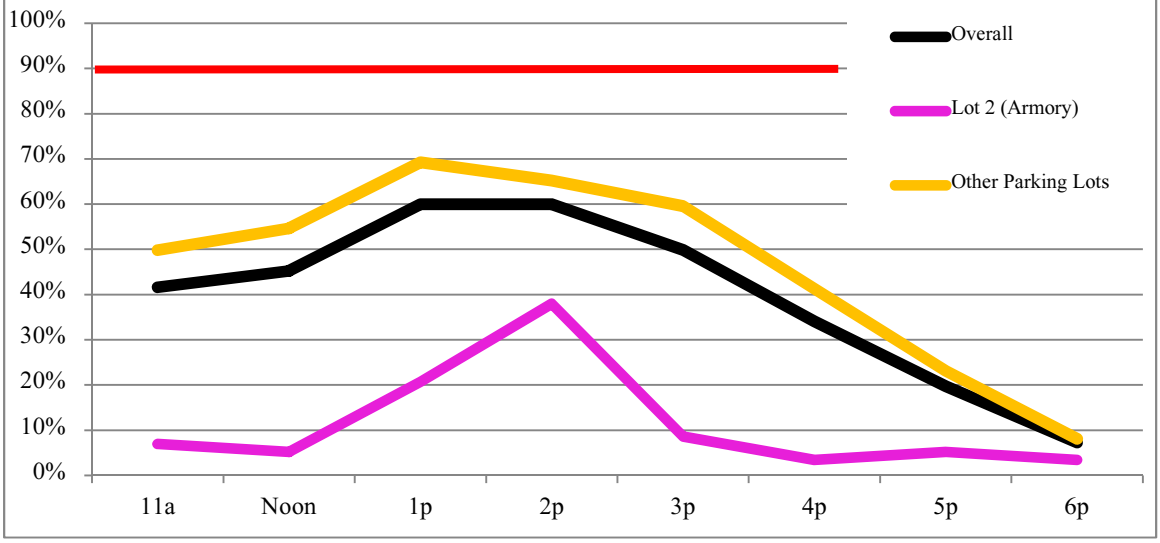
On Thursday, overall occupancy never exceeded 57%. In Lot 2, occupancy never exceeded 70%. On the survey day, this parking lot was used as a staging location for a nearby film shoot and was occupied by by dressing rooms, craft/catering tables, and vehicles belonging to workers on the shoot. Thus, this occupancy level does not appear to reflect typical parking demand from nearby uses.

Figure 3: Thursday, Percentage of Parking Spaces Occupied



On Saturday, overall occupancy levels ranged from a high of 60% (between 1 pm and 3 pm) to a low of 7% (after 6 pm). The highest occupancy level in Lot 2 was 38% (between 2pm and 3pm) and was observed to correlate to an event at the AmVets facility.

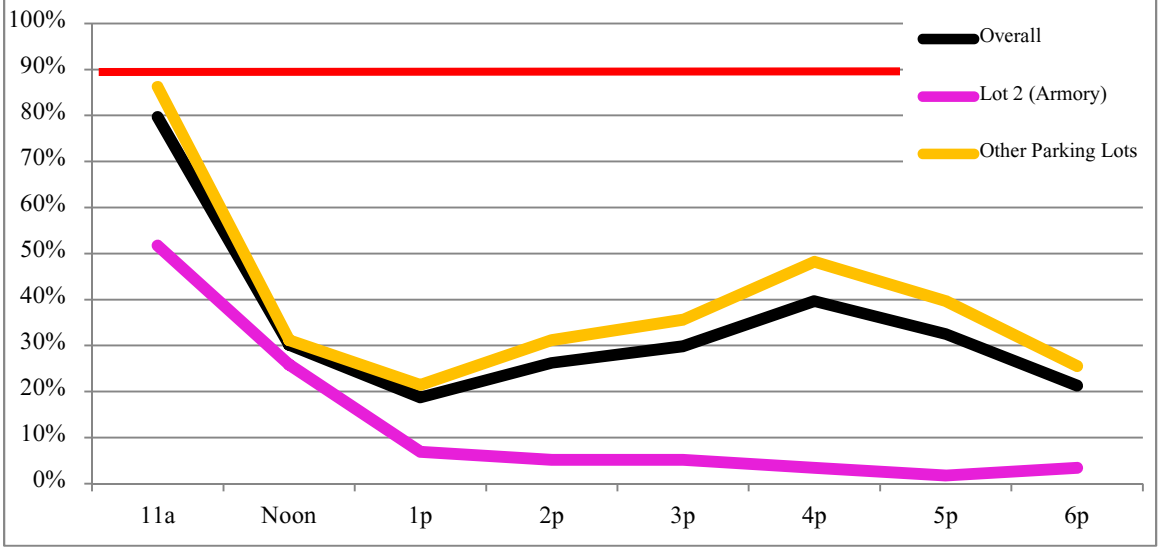
Figure 4: Saturday, Percentage of Parking Spaces Occupied



On Sunday, the highest overall occupancy level of 80% was observed between 11am and noon (before the Wende Museum's proposed hours of operation), and was observed to correlate to an event in the Veterans Memorial Building.

Between noon and 6pm (the Wende Museum's proposed hours of operation), the overall occupancy level never exceeded 40% Between noon and 6pm, the occupancy level in Lot 2 never exceeded 26%, and was generally less than 10%.

Figure 5: Sunday, Percentage of Parking Spaces Occupied



D. ABILITY OF PARKING SUPPLY TO ACCOMMODATE PROJECTED DEMAND

Peak parking demand for the proposed museum is projected to be 17 vehicles, 10 for visitors and 7 for museum staff.[4] The Wende Museum plans to provide employee parking adjacent to the alley that runs along the south side of the armory facility. Thus, the issue is whether the existing parking inventory can accommodate 10 vehicles for museum patrons.

Focusing only on Lot 2, adjacent to the Armory, there were at least 18 vacant parking spaces during the busiest hour. As discussed above, that demand related to filming at a nearby residence and not usage of facilities on or near the Armory. During the museum's proposed 12 hours of operation on Saturday and Sunday, there were more than 50 vacant parking spaces in Lot 2 for 9 hours.

Figures 6-8 show the number of vacant parking spaces on each of the survey days. The line that runs across each chart illustrates the projected peak parking demand from Wende Museum patrons. During the busiest hour when the Wende Museum will be open, there were 122 vacant parking spaces, which is more than sufficient to accommodate parking demand from the Wende Museum.

[4] Allyn D. Rikfin, Wende Museum – Revised Initial Traffic Analysis (January 24, 2013).

Figure 6: Vacant Parking Spaces Thursday

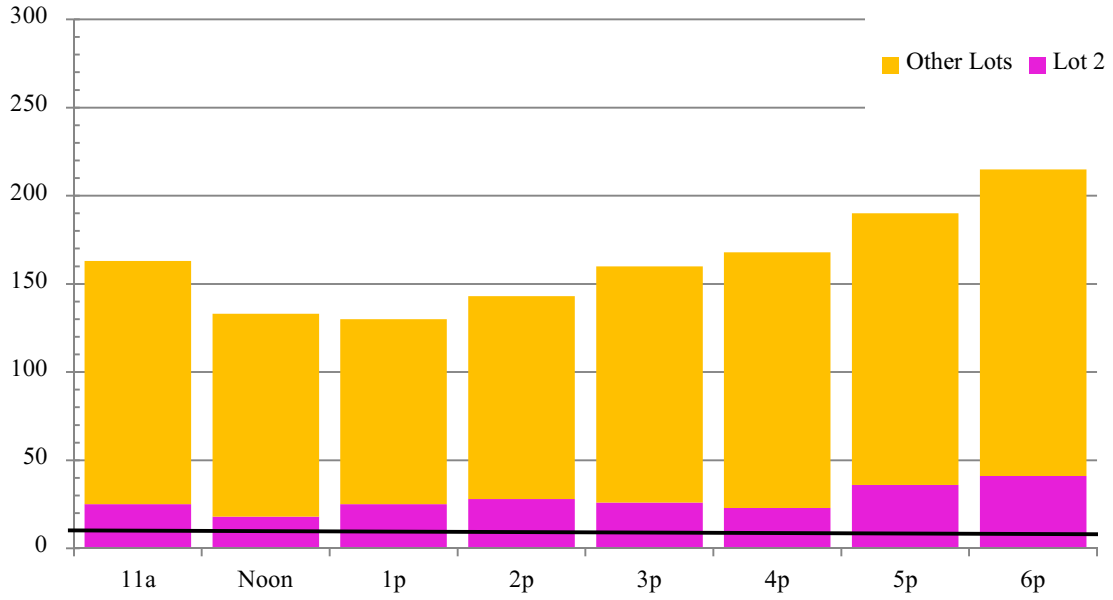


Figure 7: Vacant Parking Spaces Saturday

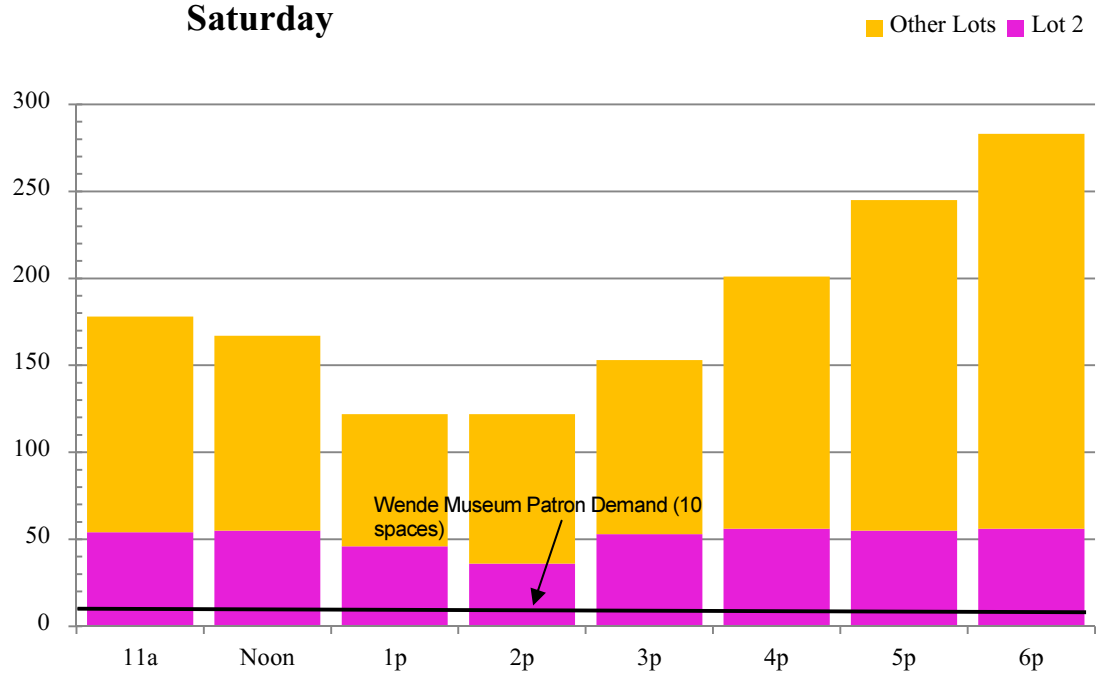
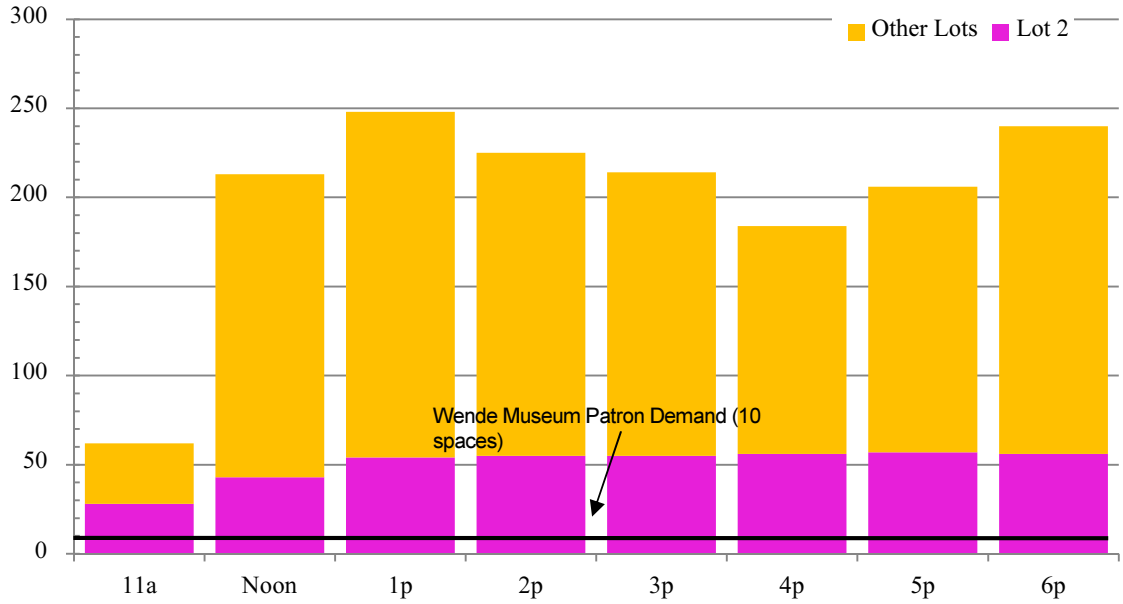


Figure 8: Vacant Parking Spaces
Sunday



E. CONCLUSION

We conclude that even during peak occupancy periods, there is sufficient capacity to accommodate demand from all existing sources including the AmVets facility, and there is sufficient underutilized parking capacity to accommodate additional demand from Wende Museum patrons.

Allyn D. Rifkin, PE
RTPG – the Rifkin Transportation Planning Group

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Los Angeles, CA 90027

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Mobile phone – (323) 697-1594

January 30, 2013

Mr. Sol Blumenfeld
Community Development Director
Culver City
9770 Culver Boulevard
Culver City, CA 90232

Wende Museum – Revised Initial Traffic Analysis

Dear Mr. Blumenfeld,

This letter includes revisions requested by Barry Kurtz of your staff.

At the request of the Museum's Executive Director, Justinian Jampol, I have completed an initial assessment of the potential traffic impacts of the proposed museum to be located in the now vacant armory building on the south side of Culver Boulevard, one block west of Overland Avenue, adjacent to the Veteran Memorial Park in Culver City. The existing building is approximately 12,000 square feet. The proposed museum will also be approximately 12,000 square feet. Attachment 1 is an aerial map showing the proposed location.

The conclusion of my analysis is that the traffic information provided indicates that the relatively small amount of traffic expected to be generated by the Wende Museum will not have an impact on the adjacent arterial system or neighborhood streets.

DISCUSSION

In my analysis, I have reviewed the following in the context of Culver City development standards:

1. Trip generation of the proposed museum
2. Parking needs for the proposed museum
3. Level of service analysis of the nearest signalized intersection of Culver Boulevard and Overland Avenue

1. TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, includes one survey of a Museum (see ITE Land Use #580). The survey contains summary data on both a "trips per 1,000 square foot" as well as a "trips per employee"

summary data on both a "trips per 1,000 square foot" as well as a "trips per employee" basis. Utilizing the "trips per employee" metric yields a higher (i.e. more conservative) estimate. According to that data source, the museum would generate 41 vehicle trips per day, 6 vehicle trips in the weekday am peak hour and 4 vehicle trips in the pm weekday peak hour (see Attachment 2).

Another source of data is the projection made by AEA Consulting who was solicited by the Wende Museum Board to prepare a business plan for the museum (Wende Museum Business Plan – July, 2012). AEA Consulting is regarded as one of the world's leading cultural consulting firms, with over two decades of experience assisting clients in the cultural sector internationally. Providing detailed capital and operational data for cultural facilities is the only focus of their consulting practice. More information regarding AEA consulting may be found at http://www.aeaconsulting.com.

Attachment 3 includes excerpts from the AEA Consulting report describing their methodology, including survey data from the Wende Museum at its current location. The business plan projects an estimated 10,000 annual visitors (compared to the 1,000 annual visitors of the old museum). The Business Plan further projects 52 vehicle trips per day and 7 vehicle trips in both the am and pm peak hours (details of the projection to vehicle trips are also included in Attachment 2).

Currently, the Wende Museum is not open on weekends. According to the Museum's Director it is likely that the Museum would be open on weekends at its new location. While there is no specific survey data regarding weekend operations for the Wende Museum, one can project from the ITE traffic data on museums to estimate the weekend traffic at the peak generation hour (not necessarily in the AM or PM peak hour of the adjacent streets) of the proposed facility. Based upon the ITE data source it is estimated that the museum would generate 15 vehicle trips during the facility's weekend peak hour.

Using the higher (more conservative) estimate from the AEA Consulting report, 7 vehicle trips per hour in the am or pm peak hour and the ITE weekend estimate of 15 vehicles trips per hour, the museum is expected to generate substantially below the threshold (50 vehicle trips per hour) necessitating a detailed traffic study per the current Culver City Traffic Study Criteria (July 2012).

2. PARKING NEEDS

Culver City parking standards for a museum require 34 parking spaces (1 space per 350 square feet). The current site has 124 parking spaces serving the site (see Attachment 4, Areas 1, 2 and 9). Some of these spaces may be shared with the adjacent Memorial Park.

The ITE Parking Generation data were reviewed to provide an additional check on the parking needs for the project. Data exists to estimate peak parking generation on a weekday utilizing either expected visitors or by square feet of the facility. Applying either metric results in an estimated peak demand for 11 parking spaces.

As a second estimate, a review of the AEA Consulting report performed for the Museum's business plan predicts an average attendance of 38 visitors per day. Assuming 50% of the visitors come during the facility peak hour (with a vehicle-occupancy of 2 visitors per car) yields a peak visitor parking demand of 10 vehicles. Added to that would be the projected parking need for seven employees resulting in a total estimated parking need of 17 parking spaces (see Attachment 2).

Using the more conservative estimate (i.e. per the AEA consulting report), the peak weekday parking demand is for 17 parking spaces or ½ of the indicated Culver City parking requirement. Based on these data, no overflow parking impacts to the adjacent streets are expected and shared parking with the adjacent park uses may be appropriate if supported by a utilization study showing sufficient availability.

Employee parking is intended to be satisfied on-site, immediately behind the proposed museum building, as illustrated on Attachment 5.

3. LEVEL OF SERVICE ANALYSIS

Traffic counts taken recently (2010) at the intersection of Culver Boulevard and Overland Avenue were reviewed and analyzed to determine the project Level of Service (LOS) impact to the nearest signalized intersection. The current traffic counts were expanded by 3 percent (1 percent per year) to the year 2013. The analysis of the PM peak hour (see Attachment 6) is based upon the City's preferred Circular 212 Method.

The analysis predicts that the intersection is operating at LOS E (volume/capacity (v/c) ratio of 0.992) without the project; however the addition of the project vehicle trips to the PM peak hour does not change the v/c ratio. Therefore it is concluded that the project would not have a significant impact to traffic flow.

CONCLUSION

The conclusion of my analysis is that the traffic information provided indicates that the relatively small amount of traffic expected to be generated by the Wende Museum will not have an impact on the adjacent arterial system or neighborhood streets.

Please contact me if you have any questions regarding my review of this project.

Sincerely yours,

Allyn D. Rifkin, PE
California Professional Engineer Registration – TR 1112

REGISTERED PROFESSIONAL ENGINEER
ALLYN D. RIFKIN
No. TR 1112
TRAFFIC
STATE OF CALIFORNIA

cc: Mr. Justinian Jampol, Executive Director, Wende Museum
Barry Kurtz, Culver City Department of Public Works

ATTACHMENTS

1 - PROJECT LOCATION
2 - TRIP AND PARKING GENERATION
3 – SELECTED REFERENCES FROM WENDE MUSEUM BUSINESS PLAN (July, 2012)
4 - EXISTING PARKING SUPPLY
5 – PROPOSED LOCATION OF EMPLOYEE PARKING
6 - LOS ANALYSIS - PM PEAK HOUR AT CULVER/OVERLAND

ATTACHMENT 1 – PROJECT LOCATION

Source: Google Maps

RTPG - 1-30-2013

WENDE MUSEUM (12,000 sq ft / 7 employees)
WEEKDAY TRIP and PARKING GENERATION ESTIMATE

EXISTING USE			DAILY				AM PK HOUR (pk hour of street)				PM PK HOUR (pk hour of street)			
ARMY RESERVE WAREHOUSE		12,000 sq ft	RATE		IN	OUT	RATE		IN	OUT	RATE		IN	OUT
			3.56	trips/ksqft	50%	50%	0.30	trips/ksqft	79%	21%	0.32	trips/ksqft	25%	75%
	ITE LU - 150			42.7	21.4	21.4		3.6	2.8	0.6		3.8	1.0	0.7
	Transit/TDM discount	0%		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
	Passby discount	0%		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
PROPOSED USE				(note 3)										
			5.80	trips/emp	50%	50%	0.89	trips/emp	86%	14%	0.58	trips/emp	16%	84%
MUSEUM	ITE LU - 580	12,000 sq ft		40.6	20.3	20.3		6.2	5.4	0.9		4.1	0.6	3.4
		7 emp												
	Transit/TDM discount	0%		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
	Passby discount	0%		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
	GROSS NEW EXTERNAL TRIPS			40.6	20.3	20.3		6.2	5.4	0.9		4.1	0.6	3.4
(note 5)	NET NEW EXTERNAL TRIPS			-2.1	-1.1	-1.1		2.6	2.5	0.3		0.2	-0.3	2.7

note 1 - trips are vehicle trips
note 2 - source: ITE Trip Generation Handbook - 9th Edition
note 3 - daily trip rate not provided in ITE; this figure is estimated based upon pm peak hour = 10% of daily
(i.e. 4.06 divided by 0.10 = 40.6 daily trips)
note 4 - ksqft - thousand square feet; emp - employees; for museum the ITE trip rate per employee yields a higher (ie more conservative) trip estimate
note 5 - (per City of Culver City Policy, the previous use is not a consideration because the facility was not occupied during the most recent traffic count)

PROJECTIONS BY MUSEUM CONSULTANT: AEA CONSULTING

ANNUAL VISITORS PER YEAR	10,000	5,000 cars	10,000 trips
VISITORS PER WEEK	192	96 cars	192 trips
VISITORS PER DAY	38	19 cars	38 trips
VISITORS PER HOUR (AVG)	6	3 cars/hour	6 trips/hour
(STAFF	7	7 cars	7 trips/hour)

peak hour trip generation per AEA projections — 7 trips/hour - no visitors during am or pm peak hour....only employees
daily trip generation per AEA projections — 52 trips - visitor trips plus 2 trips per employee
(i.e. 38 plus 14 = 52 daily trips)
weekend peak hour projection (2.11 trips/emp) — 15 trips/hour weekend - peak hour of generator

PARKING DEMAND

parking requirement = 1 space/350 sq ft — 34 spaces required per Culver City zoning requirements
parking need per AEA projections — 17 spaces; assumes peak accumulation at 50% of visitors plus 100% of employee parking
(i.e. 19/2 plus 7 = 17 spaces)
parking need per ITE (per daily visitor) — 11 spaces; ITE LU 580 - ITE Parking Generation, 3rd Edition — 0.28 spaces per visitor
parking need per ITE (per ksqft) — 11 spaces; ITE LU 580 - ITE Parking Generation, 3rd Edition — 0.90 spaces per ksqft

ATTACHMENT 3 – SELECTED EXCERPTS FROM WENDE MUSEUM BUSINESS PLAN FORECAST METHODOLOGY

Attendance

7.4 Culver City is located within the Greater Los Angeles Metropolitan Statistical Area, which has been one of the fastest growing areas of the country, according to the US Census. In just the last 5 years, the population has increased from 12.9 million to 17.6 million residents.

7.5 This bustling area is home to a larger number of museums. As indicated on the figure below, the museums range from the very large with hundreds of thousands of visitors to the very tiny. The median ticket price among this sample is $12 and attendance is 225,000.

Figure 19: Regional museum attendance and ticket prices

Institution	Annual Attnd.	Location	Ticket Price
Getty Museum	1,800,000	Los Angeles	Free
LACMA	770,000	Los Angeles	$ 15
Museum of Tolerance	350,000	Los Angeles	16
Reagan Presdential Library	350,000	Simi Valley	21
La Brea Tar Pits	300,000	Los Angeles	11
Bowers Museum	150,000	Santa Ana	15
Nixon Presidential Library	95,000	Yorba Linda	12
Museum of Jurassic Technology	18,000	Culver City	8
Craft and Folk Art Musueum	15,000	Los Angeles	7
Heritage Square Museum	13,000	Los Angeles	10
Median	225,000		12

7.6 Given the Wende's current location, facility, size, and priority on acquisitions, it has relatively low attendance (just over 1,000 in 2011) and not charged admission. The new facility offers the Wende the opportunity to grow a more substantial audience and charge for admission.

7.7 Attendance for the facility is conservatively projected to reach 5,000 in opening year (FY14), and 10,000 by FY17, still placing the Wende at the lower end of its cohort, but increasing on current visitation by ten-fold, which still represents a significant gain for the institution.

7.8 Likewise, admission will be priced at the low end of the cohort, at $7 per ticket. This, together with attendance, yields income as indicated below.

Figure 20: Projected attendance and ticket income

	FY11	FY12	FY13	FY14	FY15	FY16	FY17
Attendance	1,000	1,000	2,500	5,000	7,000	8,500	10,000

WENDE MUSEUM - HISTORICAL ATTENDANCE DATA

source: AEA Consulting - July 2012

Visitors 2010	
General Public	39
VIPs	43
Student Groups	8
	90

Visitors 2011	January	February	March	April	May	June	July	August	September	October	November	December		Total
General Public	41	17	23	34	14	6	10	25	30	30	20	10		260
VIPs	2	9	1	5	3	2		10	11	2	7	2		54
Student & other Groups		1	2	1	1	1		2	5	4	10	2		29
Programs	43		84	60				100		111	281			679
													Total	**1022**
Visitors 2012	January	February	March	April	May	June	July	August	September	October	November	December		Total
General Public	34	16	20	28	5	21	23	26	29	41	23	10		276
VIPs	1	6	5	6	9	2	2	9	3	11	9	10		73
Student & other Groups		1	1	2	1		5	6	1	13	2	20		52
Programs	34	40	62	53	86	21	23	46	49	125	36	170		745
													Total	**1146**

8 Appendix A: Approach and Methodology

The following is a note from AEA Consulting on the approach to and methodology for the business plan

8.1 Buildings are a means to an end. The most successful buildings are based on a sensitive understanding of core purpose and functions. It is often the case that while planning new facilities, more focus is put on architectural planning and securing capital funding than operating costs and long-term sustainability. Overly optimistic assumptions are frequently made to demonstrate economic and community impact and to secure support for the project. This can, and often does, lead to financial and operational difficulties in the post-opening period.

8.2 New facilities and the business plan for their operation need to be developed with operating sustainability in mind – especially in today's highly competitive marketplace for space rentals and philanthropic support. We have therefore attempted to estimate income and expenditure prudently, based upon well-grounded assumptions rooted in past practice and understanding of local market conditions, and up-to-date benchmark data.

8.3 To complete the exercise, we:

- Undertook research and due diligence on the Wende, focusing on its last four years of programming activities, as well as its financial, organizational and physical structure;
- Reviewed the space program, floor plan and architectural renderings for the new facility, as provided by the Wende and Paravant Architects;
- Conducted confidential interviews with members of the Wende's staff and Board, as well as directors of local institutions (the list of interviewees can be found at Appendix B);
- Reviewed the Wende's financial results for FY2008 – FY2011, as well as FY2012 budgets;
- Undertook benchmark research on a cohort of similarly sized and scoped museum facilities along with other cultural venues in Culver City and the greater Los Angeles area, to inform the attendance projections and generate inputs for the income and expense modeling (the list of benchmark institutions can be found at Appendix C); and
- Consulted other secondary research sources to inform financial modeling, including, among others, the 2010 Association of Art Museum Directors (AAMD) Salary Survey, the 2010 AAMD Statistical Survey, the Manask report on Restaurants, Catering, and Facility Rentals.

8.4 Our approach to the modeling has been to:

- Develop the vision and strategy first, working closely with the Wende to understand their plans for utilizing and animating the new facility;
- Generate expense projections based on that strategy, paying special attention to the areas in which costs will change the most;
- Develop attendance assumptions and earned income estimates for the new facility; and
- Identify the gap between projected expenses and earned income, and create scenarios around how the Wende will meet that gap to ensure balanced budgets annually.

8.5 The financial model runs from FY13 – 17 and makes no provision for inflation or annual salary increases. It is intended to show the core implications for the annual budget of the planned growth in programming and physical scale.

9 Appendix B: Stakeholders Consulted

John Ahouse, Special Collections Curator
Cristina Cuevas-Wolf, Acquisition Manager
Larry Earl, Jr., Executive Director, Mayme A, Clayton Museum and Library
Jeff Gauthier, Executive Director, The Jazz Bakery
Lilijana Grubisic, Director of Collections and Public Programs
Gabrielle Hayes, Board President
Alicia Ide, Director of Business Administration
Justinian Jampol, Executive Director
Patrick Mansfield, Collection Manager
Christine Rank, Manager of Information Resources
Wayne Ratkovich, Board Member
Eric Sims, Executive Director, Kirk Douglas Theater
Donna Stein, Associate Director
Dan Rae Wilson, The Museum of Jurassic Technology

10 Appendix C: Benchmark Institutions

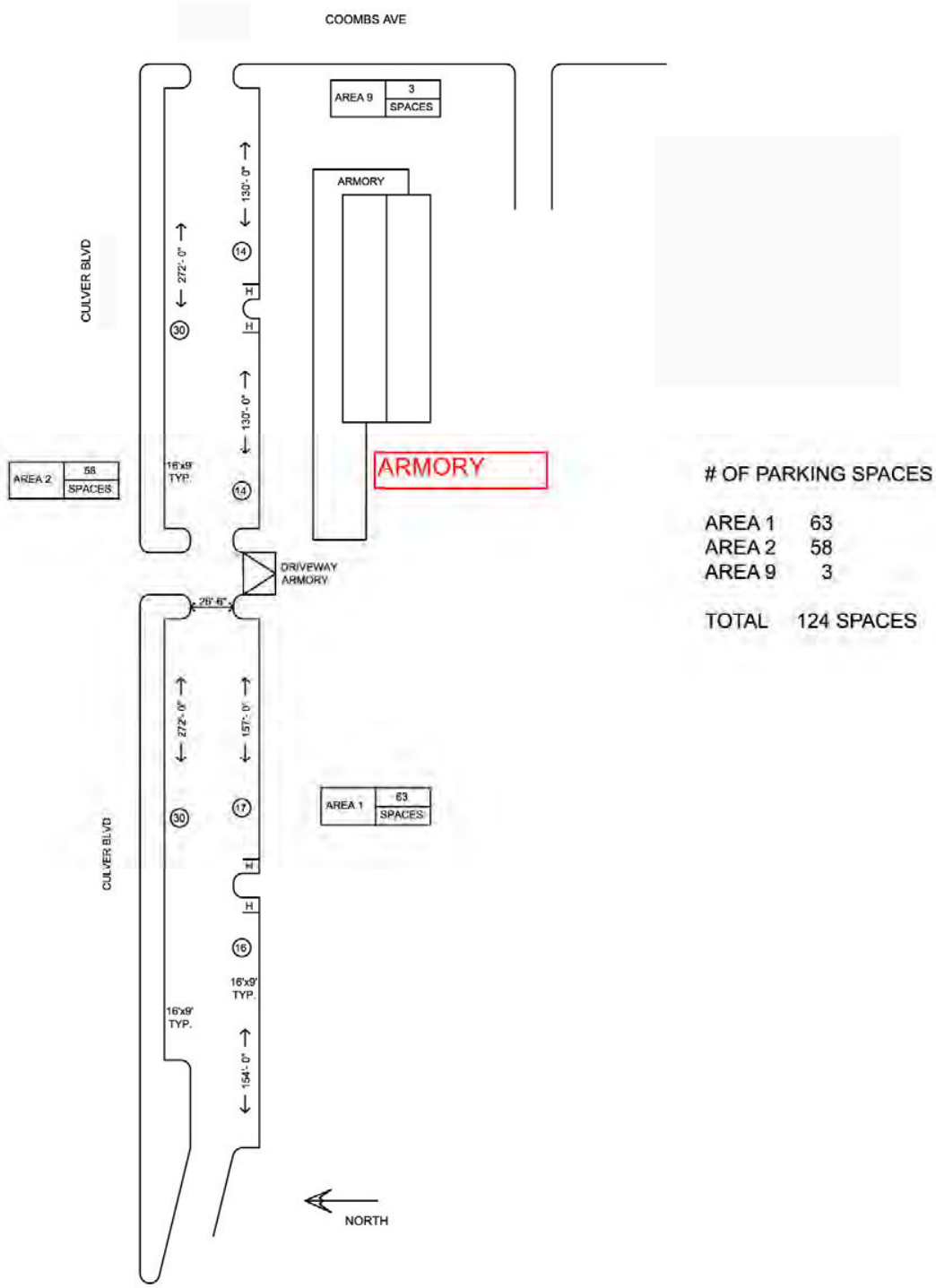
Local Institutions

Bowers Museum, Santa Ana
La Brea Tar Pits, Los Angeles
Craft and Folk Art Museum, Los Angeles
Getty Museum, Los Angeles
Heritage Square Museum, Los Angeles
Kirk Douglas Theatre, Culver City
Los Angeles County Museum of Art
Mayme A. Clayton Museum and Library, Culver City
Museum of Jurassic Technology, Culver City
Museum of Tolerance, Los Angeles
Nixon Presidential Library, Yorba Linda
Reagan Presidential Library, Simi Valley

National Institutions of Similar Scope

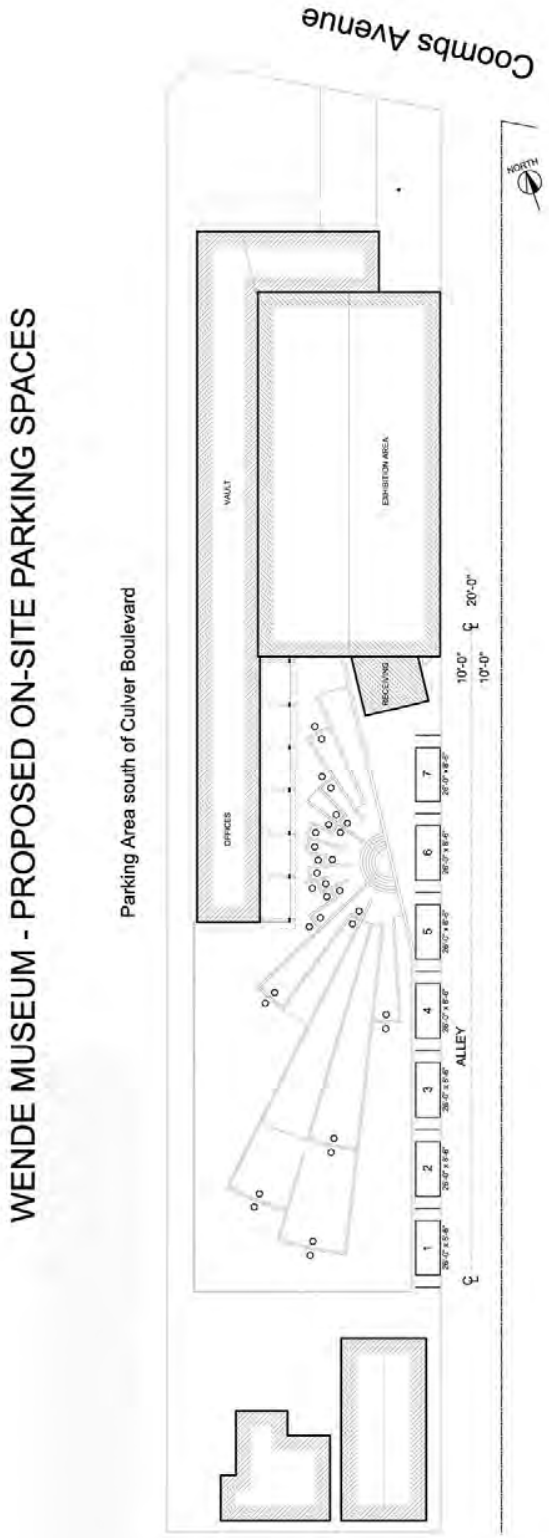
Ackland Art Museum, Chapel Hill, NC
Brigham Young University Museum of Art, Provo UT
Chazen Museum of Art, Madison, WI
Columbus Museum, OH
Contemporary Arts Museum, Houston, TX
David and Alfred Smart Museum of Art, Chicago, IL
Institute of Contemporary Art, University of Pennsylvania
Jane Voorhees Zimmerli Art Museum, New Brunswick, NJ
Lowe Art Museum, Coral Gables Fl
Palmer Museum of Art
Parrish Art Museum, Southampton, NY
St. Petersburg Museum of Fine Arts, FL
Snite Museum of Art, Notre Dame, IN
Wichita Art Museum, KS

ATTACHMENT 4 – EXISTING PARKING SUPPLY



Source: PARAVANT ARCHITECTS

ATTACHMENT 5 – PROPOSED ON-SITE STAFF PARKING SPACES



Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Overland Avenue	Year of Count:	2010	Ambient Growth: (%):	1	Conducted by:	RTPG	Date:	12/26/2012
1	East-West Street:	Culver Blvd	Projection Year:	2013	Peak Hour:	PM	Reviewed by:	ALLYN RIFKIN, PE	Project:	WENDE MUSEUM

No. of Phases				3			3				3				3				3
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?				0			0				0				0				0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 1	SB--		1	NB-- 1	SB--	1	NB-- 1	SB--		1	NB-- 1	SB--		1	NB-- 1	SB--		1
	EB-- 3	WB--		3	EB-- 3	WB--	3	EB-- 3	WB--		3	EB-- 3	WB--		3	EB-- 3	WB--		3
ATSAC-1 or ATSAC+ATCS-2?				1			1				1				1				1
Override Capacity				0			0				0				0				0

	MOVEMENT	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	124	2	68	0	124	68	0	128	2	70	0	128	2	70	0	128	2	70
	Left-Through		0							0				0				0	
	Through	811	1	491	0	811	491	0	836	1	506	0	836	1	506	0	836	1	506
	Through-Right		1							1				1				1	
	Right	170	0	0	0	170	0	0	175	0	0	0	175	0	0	0	175	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	158	0	158	0	158	158	0	163	0	163	0	163	0	163	0	163	0	163
	Left-Through		2							2				2				2	
	Through	1129	2	565	0	1129	565	0	1163	2	582	0	1163	2	582	0	1163	2	582
	Through-Right		0							0				0				0	
	Right	304	1	0	0	304	0	0	313	1	0	0	313	1	0	0	313	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	245	1	245	2	247	245	0	252	1	252	2	254	1	252	2	256	1	252
	Left-Through		0							0				0				0	
	Through	861	2	431	2	863	431	0	887	2	444	2	889	2	444	2	891	2	444
	Through-Right		0							0				0				0	
	Right	96	1	28	2	98	28	0	99	1	29	2	101	1	29	2	103	1	29
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	196	1	196	0	196	196	0	202	1	202	0	202	1	202	0	202	1	202
	Left-Through		0							0				0				0	
	Through	1284	2	478	0	1284	478	0	1323	2	493	0	1323	2	493	0	1323	2	493
	Through-Right		1							1				1				1	
	Right	151	0	0	0	151	0	0	156	0	0	0	156	0	0	0	156	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		649	North-South:		649	North-South:			669	North-South:			669	North-South:			669
		East-West:		723	East-West:		723	East-West:			745	East-West:			745	East-West:			745
		SUM:		1372	SUM:		1372	SUM:			1414	SUM:			1414	SUM:			1414
VOLUME/CAPACITY (V/C) RATIO:				0.963			0.963				0.992				0.992				0.992
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.893			0.893				0.922				0.922				0.922
LEVEL OF SERVICE (LOS):				D			D				E				E				E

PROJECT IMPACT

Change in v/c due to project:	0.000	Δv/c after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

NOTE: FUTURE --- TRAFFIC COUNTS EXPANDED 3% (1% PER YEAR)

1/15/2013-2:04 PM

1

WENDE MUSEUM CMA-LOS 12-26-12.xls