

ATTACHMENT NO. 6

October 9th, 2017

Sol Blumenfeld
Community Development Director
City of Culver City
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Culver City, CA 90232

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RE: Conjunctive Points Warner Development, LLC ("CPWD")
8511 Warner Entitlements, SPR P-2008047 /
Planning Commission Resolution 2009-P002 /
City Council Resolution 2009-R066

Sol:

Per Section 17.595.030.D of the Culver City Municipal Code (CCMC), we hereby request on behalf of CPWD a one-year extension to the entitlements granted under approved Site Plan Review SPR P-2008047 for the proposed project at 8511 Warner Drive. For reference, Per Section 17.595.015 of the CCMC, the entitlements became effective on the 30th day following the date the Culver City Council rendered its decision denying the appeal filed against Planning Commission Resolution 2009-P002. This decision was recorded as City Council Resolution 2009-R066 on August 3, 2009, putting the effective commencement date at September 2, 2009.

On August 26, 2010, this office, on behalf of CPWD, submitted a request for a one-year extension to these entitlements. This request was approved by the City in a letter dated September 13, 2010. Subsequently, our second, third, fourth, fifth and sixth requests for a one-year extension were approved by the City in letters dated September 6, 2011, October 23, 2012, October 10, 2013, September 14, 2014, September 11, 2015 and October 12th, 2016 respectively. We hereby request an eighth one-year extension through September 11, 2018.

During the past year, CPWD has been working diligently toward development of the 8511 Warner project and can report the following milestone progress:

- **Tie-Back Approval** – CPWD has successfully executed tie-back agreements with the Regents of the University of California to allow use of tie-back beneath its property at 8535 Warner Drive. Negotiation took over 1 year to execute.
- **Ongoing negotiations for Tie-Back Approval**– CPWD is in ongoing discussions with adjacent property owners to obtain tie-back approval for shoring on their respective properties. Negotiations with the SPUR Association/Jessica Dabney, Moise Emquies (north), and Scott Martin (east) are ongoing. Scott Martin has engaged third party engineers to review CPWD plans and engineering in order to confirm tie-back approval; reviews are ongoing. Once tie-back agreements have been secured, CPWD can finalize shoring/grading permits thru the City of Culver City. (Tie-back agreements are the primary outstanding plan check comment).
- **Shoring Permit Submittal** - CPWD submitted Shoring Plans (by Earth Support Systems) to Building & Safety in May, 2016 under Plan Check Number B16-0354. This was sent for additional outside review to JAS Pacific. EOMA has prepared responses to corrections and will submit to Culver City upon procurement of written tie-back approval from adjacent property owners (see above).

- **Additional Hayden Tract Parking** – The Hayden Tract has seen an increase in parking supply over the last two years as well as an appreciable increase in cut-thru traffic due to ongoing developments in the West Side, including Playa Vista (aka Silicon Beach).
 - **Spur Parking Lot** – The Spur Association in conjunction with the City of Culver City completed construction of the Spur Parking Lot that runs immediately north of the subject project creating 106 new surface parking spaces.
 - **8550 Higuera Parking Structure** – Parking structure completed in 2016 added 575 parking spaces to the Hayden Tract.
- **Exposition Light Rail Line / Ridesharing** - Completion of Metro's Expo Line to Culver City in 2016 and the increase in Ridesharing use (Uber/Lift) has changed traffic patterns and increased pedestrian activity within the Hayden Tract.
- **Fiber Backbone** – The City of Culver City in conjunction with Mox Networks completed construction of a fiber optic backbone thru the Hayden Tract. The fiber network will allow Hayden Tract businesses to have access to greater bandwidth making the area more attractive.
- **Financing** – CPWD has continued to progress negotiations with various prospective lenders for construction financing.
- **Brokerage** – CPWD continues to work with its brokers to assess market needs and position the 8511 Warner project to take advantage of current market demand and changing landscape of the Hayden Tract (see above). CPWD has been in preliminary negotiations with possible tenants and will continue its marketing efforts as plans progress. To date, CPWD has received a Letter of Intent (LOI) for 15,000rsf in the project.

CPWD continues to demonstrate a commitment to the development of the 8511 Warner project. CPWD is working diligently to secure tie-back agreements, to assess recently discovered site constraints and to re-position the project in an ever changing development landscape. CPWD is pleased to share these important milestones toward project realization. We therefore request that the City grant our request for entitlement extension.

Please let us know if we can provide any additional information.

Best,



Dolan Daggett
Eric Owen Moss Architects

On behalf of CPWD

cc: John Nachbar, Todd Tipton
 Frederick Smith, Peter Brown, Eric Moss