



Culver CITY

PLANNING DIVISION

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October 1, 2015

(Applicant)
Roy Hasson
Permit Advisors
8370 Wilshire Boulevard, Suite 330
Beverly Hills, CA 90211

(Owner Representative)
Michael Karagozian
11420 Santa Monica Boulevard
#251282
Los Angeles, CA 90025

**NOTICE OF DECISION: HISTORIC PRESERVATION ADMINISTRATIVE CERTIFICATE
OF APPROPRIATENESS, HPCA P-2015075**

4545 Sepulveda Boulevard in the Commercial General (CG) and Residential Single Family (R1) Zones.

Dear Messrs. Hasson and Karagozian:

The City of Culver City has approved your Certificate of Appropriateness application to allow exterior and interior improvements to the designated historic property located at 4545 Sepulveda Boulevard, subject to conditions of approval contained herein.

Request and Background

In January 2014, a nomination for historic designation was submitted by a resident of Culver City for the property located at 4545 Sepulveda Boulevard. Architectural Resources Group (ARG) prepared a report entitled, "Culver City Ice Arena Historic Resource Evaluation" which made findings that the property was eligible for designation as a Culver City Cultural Resource and appears eligible for listing on the California Register of Historical Resources under Criterion 1. Based on ARG's report and a recommendation of the Cultural Affairs Commission, in July 2014 the City Council designated the property a SIGNIFICANT Culver City Cultural Resource due to the site's association with post-war indoor recreation and ice skating. This contribution included the use of the Culver City Ice Arena as a training center for U.S. Olympic skaters and for professional hockey teams. Two of the site's most distinctive exterior character-defining features are its entrance on Sepulveda Blvd. (including entry canopy, signage and ticket booth) and the freestanding pole sign capped by a

trapezoidal box sign which currently reads, "ICE SKATING".

On June 30, 2015, an application was submitted for a Site Plan Review and Zoning Code Map Amendment to allow the change of use of the former Culver Ice Arena into two retail tenant spaces. One space at 17,225 square feet in area is for Harbor Freight, a tool/home improvement retail outlet; the other space at 11,610 square feet in area is for a future unidentified tenant. The project will also include a Zoning Code Map Amendment to change the Residential Single Family (R1) zoned portion of the site to Commercial General (CG) making it consistent with its General Plan Land Use Designation of General Corridor.

The applicant wishes to make exterior changes to the building, including the addition of a new entrance, the addition of signage on two sides of the building, converting the existing entry doors to windows, and alterations to the freestanding pole sign. The City requires a Certificate of Appropriateness prior to the commencement of any exterior alterations requiring a City-issued permit in order to address potential impacts to the historic structure.

Pursuant to Culver City Municipal Code Section 15.05.010 the proposed exterior changes to the building are defined as MINOR EXTERIOR ALTERATIONS. An alteration resulting in a noticeable but less than substantial change in the exterior appearance, but no change in the existing envelope of a structure designated landmark, significant or historic district.

The proposed improvements are subject to conformance with the U.S. Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("The Standards"). After reviewing the application and plans, City staff in conjunction with Architectural Resources Group, determined that the proposed improvements comply with The Standards. Any other proposed signage attached to the building or incorporated into the freestanding pole sign is not considered a part of this Certificate of Appropriateness and shall be reviewed separately. Further, any future tenant improvements or alterations to the site may require separate Certificates of Appropriateness depending on the scope of those future improvements. A condition of the Site Plan Review which will be considered by the Planning Commission will require that all future revisions to the site receive a Certificate of Appropriateness if applicable, prior to building permit issuance.

Findings

The following findings have been made for this application, including findings required in Section 15.05.035, Certificate of Appropriateness, of Chapter 15.05, Historic Preservation Program, of the Culver City Municipal Code (CCMC):

- 1. The proposed alteration would not detrimentally change, destroy, or adversely affect any exterior feature or appurtenance of the landmark or significant structure upon which the work would be done.**

The addition of the new entrance and signage on two sides of the building, and conversion of the existing entry doors to windows will not detrimentally change or destroy the structure. The new side entrance is located on a secondary façade of the building and

the conversion of the existing entry doors to windows will preserve the grid like pattern, area and geometry of the original entry doors. Additionally the ticket booth which is adjacent to the main entrance on Sepulveda Blvd., will be preserved and be used to display memorabilia pertaining to the site when it was operated as an ice rink. The entry canopy, canopy signage, and brick façade at the ice arena entrance will also be preserved. New wall signage will be attached to the building's façade so that it can be removed at a later date without destroying the historic materials. The large trapezoidal box sign located at the top of the pole sign and the lettering reading, "ICE SKATING" will also be preserved. The building's open volume, mezzanine level and overall utilitarian design specific to ice rink use is a character-defining feature of the site and will be preserved.

2. **In the case of any proposed alteration that includes construction of new improvements on the site of a designated structure or district, the exterior features of such new improvements would not adversely affect or be incompatible with the exterior features of the designated cultural resource.**

The construction of new improvements such as the new entrance and the signage are features that can be removed, are located on secondary elevations, or are compatible with the character-defining features of the site. No new building square footage is required for this proposed use and demolition of abandoned ice rink equipment at the rear of the building will not have an impact on the character defining features of the building.

The following further finding is hereby made:

3. **Plans submitted with the Certificate of Appropriateness application requesting permission to remove certain exterior features and install new exterior features as described herein is in compliance with The Standards.**

During the internal review process of the plans and proposed reuse of the building, staff reviewed proposed changes against The Standards and determined they were in compliance with said Standards.

Environmental Determination

Pursuant to the project description and the California Environmental Quality Act (CEQA) as amended, initial review of the project by staff established the proposed changes to the historic structure as proposed are consistent with the referenced U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the California State Historic Building Code. Therefore, there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt pursuant to Section 15331, Class 31 – Historical Resource Restoration / Rehabilitation, in that the proposed changes to the historic structure involve the limited maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the subject historic resource; and that said activity is negligible. Therefore,

it is determined that no further environmental review with regard to the façade improvements and signage for this specific certificate of appropriateness application is necessary. The addition of signage and a new entrance can be removed and the ice arena entrance can be restored at a future date. Also the building's volume character essential for an ice rink use in not being altered with this project.

Conditions of Approval

Based upon the above findings, and on authority found in CCMC Section 15.05.035, HPCA P-2015075 is hereby approved subject to the following conditions:

1. The final building permit plans shall conform to the preliminary plans received on August 19, 2015, except as noted below, and otherwise noted during the building permit review process.
2. This letter and the conditions of approval for Historic Preservation Administrative Certificate of Appropriateness, HPCA P-2015075, shall be referenced on the cover sheet, and repeated in full on the cover sheet or attached additional sheet(s) of the building permit plans.
3. All exterior alterations shall be consistent with the applicable U.S. Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the California State Historic Building Code.
4. Replacement glass for windows and doors shall be clear and there shall be no installation of tinted glass.
5. The configuration of the new window to replace the Sepulveda Blvd. entrance shall match the existing in design and materials.
6. Any window shade or images on or behind any window are subject to City review and approval through a Master Sign Program which shall be processed as a separate action.
7. The design and content of the proposed memorabilia display in the former ice arena ticket booth is subject to City review and approval prior to installation.
8. Once approved and installed, the proposed memorabilia display shall not be removed from the building.
9. The exterior features of the building and freestanding pole sign shall be maintained in good condition.
10. All exterior features of the building and freestanding pole sign in states of disrepair shall be repaired prior to close out of building permits. City staff shall approve all repairs to

damaged structures.

11. Additions and alterations to the interior staircases leading up to the mezzanine shall not destroy the original staircases and mezzanine and shall be reversible. The mezzanine shall not be removed, reduced, or enlarged but re-use and alterations needed to re-use said mezzanine shall first obtain approval by the City.
12. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project conditions of approval for this entitlement and the companion Site Plan Review entitlement. The applicant and the City agree these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
13. The City reserves the right to periodically inspect the premises to ensure ongoing compliance with all conditions of approval.
14. The Community Development Director or designee, in keeping with the general design and content of the project approval, may approve minor modifications to the project.
15. This approval shall expire if not used within one (1) year after the date it becomes effective unless the applicant submits an extension request in writing with the applicable fee, and is granted said extension by the Community Development Director.
16. The applicant shall comply with all applicable Culver City Municipal Code (CCMC) requirements and standards and shall obtain all necessary City permits in order to be in compliance with the conditions of approval stated herein.
17. The building revisions and site improvements shall not cause damage to any historic building and, should any damage occur, the property owner shall repair said damages in a manner consistent with the US Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Appeal

The approved Historic Preservation Administrative Certificate of Appropriateness, HPCA P-2015075 application decision may be appealed to the Planning Commission per CCMC Code Section 15.05.045, within 10 working days by any interested person, or by 5:30 PM on Wednesday, October 14, 2015. In case of an appeal, we will notify you. If you have any questions, please contact Jose Mendivil, Associate Planner, at (310) 253-5757.

Sincerely,


Sol Blumenfeld,
Community Development Director

Attachments:

1. Proposed Site and Elevation Plans Dated Received August 19, 2015
2. U.S. Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Copy with Attachments:

John Nachbar, City Manager
Christine Byers, Historic Preservation Coordinator
Thomas Gorham, Deputy Community Development Director/Planning Manager
Culver City Historical Society
Craig Johnson, Building Official
Jose Mendivil, Associate Planner
Case File