

Silva, Gabriela

From: Justin Jampol <jjampol@wendemuseum.org>
Sent: Wednesday, November 10, 2021 2:59 PM
To: Sayles, Dana; Barba, Nancy; Ogosta, Ed; Jennifer.carter@culvercity.org; Reilman, Andrew; Carter, Jen
Cc: Elisa Paster; brian wickersham; Silva, Gabriela; Clerk, City
Subject: In anticipation of tonight's Planning Commission Meeting
Attachments: Modified Conditions(2078728.1).docx

Dear Chair Sayles, Vice Chair Barba, and Commission Members:

We are excited to be before the Commission tonight to present the proposed Amendment to the Comprehensive Plan. After carefully reviewing the staff report, we request the following changes to the conditions of approval in the Resolution so that the conditions are consistent with the proposed project and our conversations with City decisionmakers.

- The conditions should be clarified to ensure that the obligations in the conditions are implemented on a per phase basis. For example, Condition 12 requires bioretention and Condition 13 requires bicycle parking. Due to our budget constraints and fundraising, we can only implement each condition as we build out that phase. We would not build the bioretention for Phase 3 during Phase 2, nor would we build the bicycle parking for Phase 3 during Phase 2. *We suggest a new condition that states, "All conditions will be implemented and cleared on a per Phase basis."*
- Condition 9 (plan check fees): The adopted First Amendment to the Lease exempts the Wende from all plan check fees. *Please delete.*
- Condition 14 (Transportation Demand Management [TDM]): This condition goes above and beyond the TDM program in the Comprehensive Plan. Thus, *we request deletion of inconsistent language relating to cash out and TAP cards.*
- Condition 14 (TDM): The last paragraph has a vague catch-all that requires the Wende to implement later adopted mobility measures. This creates huge uncertainty for the Wende and could result in prohibitive costs. *Please delete.*
- The City Council has expressed its support for the affordable housing at the Project Site and its desire to make it happen. However, there are many costs associated with the conditions that could create funding challenges for the Project. *Thus, we request that the below conditions be deleted or, at minimum, that the Planning Commission express its strong support to the City Council to provide significant financial assistance for these improvements:*
 - Condition 6 relating to the fiber box for future fiber
 - Conditions 15-16 relating to bus stop improvements (in addition, the mobility analysis for the project did not indicate any need for these improvements)
 - Condition 46 relating to replacement of existing signage (which is owned by the City) and curbs (also owned by the City)
 - Exhibit B, Conditions 12 and 20 Condition relating to undergrounding utilities (this is a huge expense for the Wende)
- Condition 20 (perimeter fence around community garden): *We request that no perimeter fence be required around the new garden and that the garden be a resource for all, not just a select few.* First, because it will create a pedestrian un-friendly environment and be contrary to the design. Second, because the garden should be an amenity shared by the entire community. Our programming contemplates volunteers working to maintain the garden area and that it be a resource for all. Indeed, the lease requires us to provide access to the garden to Upward Bound House.
- Condition 52 (affordable housing): The Wende will be partnering with a non-profit such as the Artistic Freedom Initiative (AFI) on the affordable housing. AFI or whatever non-profit is involved will provide direct services to the residents, rather than taking place at the Creative Community Center. *Thus, we request that all references in the*

Resolution to “supportive affordable housing” be changed to “affordable housing” and that the obligation in Condition 52 that the Wende provide such services be deleted.

- Exhibit B, Conditions 4-7: These conditions require adherence to the Culver City Municipal Code. However, the Comprehensive Plan may modify some of these standards. Each condition should be modified to specify that the Comprehensive Plan will govern.

The attachment provides a redline of the above.

Thank you for all your hard work and your time and attention to this matter. I look forward to being with you tonight.

All warm wishes,
Justin

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PROPOSED EDITS TO RESOLUTION NO. 2021-P012
(Comprehensive Plan Amendment, P2021-0174-CPA)

Underlined language is new language; ~~strike through~~ is deleted language

- New condition: “All conditions will be implemented and cleared on a per Phase basis.”
- Condition 9: ~~Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the onsite Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division’s Schedule of Fees and Charges.~~
- Condition 6: ~~The project will be required to place a pull box near the proposed network room as well as underground conduit from the network room to the pull box for future Culver Connect fiber. Pull box and conduit shall be on private property.~~
- Condition 14: The Project shall meet all provisions of CCMC Section 7.05.015 – “Transportation Demand and Trip Reduction Measures”. The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.

The Project shall incorporate the following Mobility and Trip Reduction Measures:

1. A bulletin board, display case, or kiosk displaying transportation information in a prominent area accessible to the greatest number of employees shall be installed. Such required information shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency, transportation management associations, and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - e. A listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
2. With approval from Public Works, designated loading area(s) for ridehail vehicles long project adjacent public right-of-way or an onsite designated loading area for shared-ride vehicles.
3. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.

4. Transit Subsidies – The Project will subsidize the purchase transit passes or other transit fees for any employee or resident of the Project upon request who opt to use public transit instead of personal vehicles; or, the Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, car share, shuttles, bicycles, or walking.

~~Further, the Applicant shall procure and register TAP cards for project employees and/or residents and the Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.~~

~~5. Other potential Measures which may be required consistent with City mobility measures, if adopted, prior to Certificate of Occupancy.~~

- ~~Condition 15: The Project shall upgrade the adjacent bus stop at EB Culver Blvd at Elenda St, to include one (1) new bus shelter, one (1) new bench with back support and arm rests, one (1) new trash receptacle, one (1) real time information display, and one (1) new signpost with concrete base per Culver CityBus Bus Stop Standard. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. The final location, layout and bus stop amenities shall comply with Culver CityBus Bus Stop Standard and approved by Transportation Department.~~
- ~~Condition 16: Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant shall provide street improvement plans to Transportation Department showing the layout of bus stop furniture, bus stop signage and bus pad; the bus stop door/furniture zone shall be free of obstruction (other street furniture, tree well, utility box, etc.); the final location, layout and bus shelter equipment shall be approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all require bus related improvements.~~
- Condition 52: The dwelling units shall be reserved for unhoused individuals or households meeting the income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria for one low income. A similar City Attorney approved covenant shall be provided for one (1) workforce unit.
~~Supportive services and programming shall be provided for residents of the onsite dwelling units through the Creative Community Center.~~
- ~~Exhibit B, Condition 12: Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.~~
- ~~Exhibit B, Condition 20: All utility lines fronting the site shall be undergrounded by the applicant.~~
- Exhibit B, Conditions 4-7: Preface all conditions with the statement, “Except as otherwise modified by the Comprehensive Plan...”