



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS

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PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JUNE 10, 2015 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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Culver CITY

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AGENDA
Planning Commission
Wednesday, June 10, 2015
7:00 p.m.

MIKE BALKMAN COUNCIL CHAMBERS

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On the Agenda

PUBLIC HEARINGS

PH-1. Conditional Use Permit CUP P-2013102: Request to permit an indoor Baseball Training and Batting Cage Facility at 3609 Hayden Avenue.

Recommendation: Adopt resolution *DENYING* the request.

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.*

C-1. Approval of Minutes of April 8, 2015.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

APPEAL RIGHTS:** Decisions of the Planning Commission are subject to appeal to the City Council in accordance with the provisions of Chapter 17.640, Appeals, of the Culver City Municipal Code (CCMC). Pursuant to CCMC Section 17.640.030.A, appeals of Planning Commission decisions must be filed with the City Clerk ***within 15 calendar days of the decision date. Any person wishing to appeal a decision of the Planning Commission should refer to CCMC Chapter 17.640 to ensure that all required procedures are followed. If you have questions regarding the appeal procedures, please contact the City Clerk's Office at 310-253-5851 or city.clerk@culvercity.org.

Upcoming Public Meeting Schedule –(Tentative) – 2015

Date	Day	Time	Location
<i>City Council</i>			
<i>June 22</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>July 1</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>June 17</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>July 7</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Planning Commission</i>			
<i>June 24</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Dan Patacchia Room</i>

Meetings may be added or changed.

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Meeting Date: June 10, 2014		Item Number: PH-1
AGENDA ITEM: Conditional Use Permit CUP P-2013102: Request to Permit an indoor Baseball Training and Batting Cage Facility at 3609 Hayden Avenue.		
Contact Person/Dept.: Gabriela Silva, Associate Planner		Phone Number: (310) 253-5736
Public Hearing: [X]	Action Item: ☐	Attachments: [X]
Public Notification: On May 20, 2015, notices were mailed to all the property owners and occupants within a 500-foot radius of the site. Email to the Master Notification List was made on May 20, 2015.		
Planning Approval: Thomas Gorham, Deputy Community Development Director/Planning Manager		

RECOMMENDATION:

That the Planning Commission:

Deny Conditional Use Permit, CUP P-2013102, as stated in Resolution No. 2015-P003 (Attachment No. 1).

PROCEDURES:

1. Chair calls on staff for a brief staff report and Planning 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:

This item was previously heard by the Planning Commission on November 12, 2014 after being continued from October 22, 2014. At the November 12th meeting Staff presented a staff report recommending denial of the Conditional Use Permit as outlined in the October 22, 2014 Staff Report (Attachment No. 2). After discussion between Staff, the Applicant and the Commission, the Commission voted to continue the item to January 28, 2015 to allow the Applicant time to submit additional information in response to the Commission's concerns. Please see November 12th Commission minutes (Attachment No. 3).

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Since the November 12, 2014 Commission meeting, Staff has not received any additional information from the Applicant (Southern California Land Use) nor the business operator (Danny Swartz). The following is a chronology of email exchanges and correspondences between Staff, the Applicant and Mr. Swartz.

- January 20, 2015 Staff email to the Applicant advising them of their options to continue the January 28th meeting.
- January 21, 2015 email from Applicant to Mr. Swartz regarding a postponement of the Commission meeting.
- January 22, 2015 email from Staff to the Commission regarding continuance of the January 28th meeting.
- January 23, 2015 email from Mr. Swartz to Applicant and Staff concurring with an extension of the Commission hearing and referencing a “new plan”.
- January 27, 2015 email from Staff to Mr. Swartz and the applicant advising them that they have 30 days to provide any additional information for the Commission and that Staff will reschedule and re-notice the hearing after receiving any additional information or will present the item to the Commission without any additional information.
- January 27, 2015 email from Mr. Swartz to Staff indicating they would like to provide additional information to Staff in the next “two weeks”.
- February 4, 2015 letter from the Applicant to Staff requesting a continuance to a February Commission meeting.

**(The above noted emails and correspondence are contained in
Attachment No. 4)**

Since the February 4th letter noted above, Staff contacted the Applicant via phone in early February to set up a meeting to discuss any new additional information they wanted to present. Staff subsequently never heard back from the Applicant.

Staff waited an additional 90 days from to hear from the Applicant and proceeded to schedule the item for the Commission with no new additional information. A Public Hearing notice for the May 27, 2015 Commission meeting was mailed out on May 6, 2015 including to the Applicant and Mr. Swartz. Since some members of the Commission informed Staff that they would not be available for the May 27th meeting staff subsequently cancelled the May 27th meeting and sent out a new Public Hearing notice on May 20th for the June 10, 2015 Commission meeting. This notice was sent to both the Applicant and Mr. Swartz.

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As of the writing of this Staff report no additional information has been provided by the Applicant nor Mr. Swartz. In mid-May the Applicant did speak with Staff and informed Staff that they were no longer representing Mr. Swartz.

As Staff has not received any additional information in response to the Commissions concerns and issues raised at the November 12, 2014 meeting, Staff continues to recommend that the Commission deny the CUP application based on the original analysis contained in the October 22, 2014 staff report.

ALTERNATIVE OPTIONS:

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

1. Deny the application as recommended by staff as outlined in the findings contained in Resolution No. 2015-P003.
2. Approve the application with conditions of approval and direct staff to draft a resolution approving the CUP and continue the item in order for staff to bring back a revised resolution of approval and draft conditions of approval.

ATTACHMENTS:

1. Resolution No. 2015-P003
2. October 22, 2014 Staff Report and Attachments
3. November 12, 2014 Planning Commission Minutes
4. Emails and Correspondences

RESOLUTION NO. 2015-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DENYING CONDITIONAL USE PERMIT CUP P-2013102 TO ALLOW AN INDOOR BASEBALL TRAINING AND BATTING CAGE FACILITY AT 3609 HAYDEN AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE

(Conditional Use Permit, CUP P-2013102)

WHEREAS, on July 10, 2013, Sue Jagodzinski of SC Land Use (the "Applicant"), on behalf of Triple Crown Baseball (Operator) filed a Conditional Use Permit application to permit an indoor baseball training and batting practice facility at 3609 Hayden Avenue, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on November 12, 2014, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of 5 to 0, continued the matter of Conditional Use Permit, CUP P-2013102, to January 28, 2015; and

WHEREAS, the meeting of January 28, 2015 was cancelled, the item was re-noticed for May 27, 2015, and subsequently rescheduled for June 10, 2015; and

WHEREAS, on June 10, 2015, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of ___ to ___, denied Conditional Use Permit, CUP P-2013102 and 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:

As outlined in CCMC Title 17, Section 17.530.020, the following findings for denying the Conditional Use Permit are hereby made:

C. The design, location, size, and operating characteristics of the proposed use are incompatible with the existing and future land uses in the vicinity of the subject site.

The proposed baseball training/batting cage facility use is incompatible with existing and future warehouse, office, and industrial uses within the vicinity of the site. Unlike the operating characteristics of the current uses at the site, the proposed facility will be open to the public such that patron visits are a primary component of the business operation, and will incur a significant number of non-employee visits to the site. In addition, the operating characteristics of proposed use include the need for equipment unloading/loading, for which the site is not currently equipped. The uses in the Hayden Tract are generally light industrial and office/media production uses, where the majority of site visits are by employees of the existing businesses. Although the applicant proposes to implement an appointment based operation, the additional public visits that will occur do translate into a higher demand for parking and circulation, and are inconsistent with the operating characteristics of the existing and future land uses.

D. The subject site is not physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.

The site is not physically suitable for the proposed use of a baseball training/batting cage facility as there is currently a legal non-conforming parking condition that has been continued in accordance with the provisions of the CCMC, and given the continuation of similar low parking demand uses of warehouse, office, and light industry/manufacturing. Due to this the non-conforming on-site parking, access, and circulation conditions have been maintained and are internally manageable. However, the new use will create additional demands with regard to parking, vehicular access/circulation, and loading/unloading, as well as pedestrian access, making the existing non-conforming condition unsuitable and insufficient to support the proposed operation. In addition, the existing improvements and site conditions pose physical constraints to providing the adequate parking, access, circulation/maneuvering space, etc., as required by the CCMC.

E. The establishment, maintenance or operation of the proposed use will be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The parking and circulation demands generated by the operations of the proposed use will have the potential of creating safety hazards and conditions that may be injurious to the persons and property at the site and the immediate vicinity. The increase in

vehicular activity in the existing easement has the potential of causing damage to the improvements immediately north of the site, including the existing structure, equipment and trash enclosures, electric vehicle charging stations, etc., as there is currently no form of protection between these improvements and the access easement where loading/unloading and tight maneuvering is proposed to be conducted. In addition, the proposed operation will generate visits from the public (i.e. non-employees) necessitating both pedestrian circulation areas and passenger and equipment loading areas. However, existing site conditions do not allow for adequate provision of these amenities, creating conditions that will be detrimental to safety. Specifically, the conditions have the potential of being injurious to visitors/patrons as they will be required to load/unload equipment in the existing access easement which is proposed to be used as two-way circulation, while other patrons may be trying to exit or enter the site.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby denies Conditional Use Permit, CUP P-2013102.

ADOPTED this 10th day of June 2015.

LINDA SMITH FROST, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

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ATTACHMENT NO. 2

Meeting Date: October 22, 2014		Item Number: PH-1
AGENDA ITEM: Conditional Use Permit CUP P-2013102: Request to Permit an indoor Baseball Training and Batting Cage Facility at 3609 Hayden Avenue.		
Contact Person/Dept.: Gabriela Silva, Assistant Planner		Phone Number: (310) 253-5736
Public Hearing: [X]	Action Item: ☐	Attachments: [X]
Public Notification: On October 1, 2014, notices were mailed to all the property owners and occupants within a 500-foot radius of the site. Email to the Master Notification List was made on October 1, 2014.		
Planning Approval: Thomas Gorham, Deputy Community Development Director/Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

Deny Conditional Use Permit, CUP P-2013102, as stated in Resolution No. 2014-P012 (Attachment No. 1).

PROCEDURES:

1. Chair calls on staff for a brief staff report and Planning 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 subject Conditional Use Permit (CUP) application was submitted on July 10, 2013 by Southern California Land Use (Applicant), on behalf of Triple Crown Baseball and Softball Academy (Operator), requesting approval to permit an indoor batting cage and baseball training facility at 3609 Hayden Avenue (Site).

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General Information

See Attachment No. 2, Project Summary.

Existing Conditions

The site is located at 3601-3615 Hayden Avenue, on the west side of Hayden Avenue, north of Higuera Street and south of National Boulevard (See Attachment No. 3 - Vicinity Map), in the Industrial General (IG) zone and measures a total of 36,511 square feet in area. The area surrounding the site is comprised of a variety of light industrial and creative office/media production uses typical of the Hayden Tract, except for the area adjacent to the west of the site. The westerly property line of the subject parcel abuts a 20'-0" wide parcel, zoned IG, and which was previously a rail spur. Beyond this narrow parcel, the area is comprised of a residential neighborhood beginning with homes on Schaefer Street. The site is developed with one single story industrial building built in close alignment with the parcel property lines, comprising a total of approximately 31,970 square feet and which is divided into seven (7) tenant spaces.

There are sixteen (16) legal nonconforming angled parking spaces on-site, including one handicap accessible space, as well as a designated loading area. Only two (2) of the existing parking spaces have been allocated to the subject tenant space/business operation. The parking area is accessed from a driveway apron on Hayden Avenue which leads to an approximately sixteen (16) foot wide drive aisle which is located on the northerly abutting property, 3585 Hayden Avenue. The drive aisle is designated as a reciprocal access easement between the two adjoining properties. There are a number of improvements located on the abutting property (3585 Hayden Avenue), directly (north) behind the access easement which is also used as a backup aisle for the angled parking stalls. These improvements include two (2) electric vehicle charging stations, a mechanical equipment enclosure, a trash enclosure, and entry/exit stairs and platform for the adjacent building. The site has no pedestrian walkways, thus the only suite in the subject building with an adequate means of pedestrian access is the easternmost tenant space (3615 Hayden Ave), which is directly accessible from Hayden Avenue; all other tenant spaces have entries facing the parking area (north) with only wheel stops and a few bollards as a buffer between the parking stalls and the building and tenant space entries. The site lacks on-site enhancements and amenities, including landscaping or a trash enclosure. As a result, various trash bins line the westerly edge of the 20'-0" wide parcel abutting the westerly property line of the subject parcel.

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The existing tenant spaces are occupied by various light industrial/manufacturing uses, including handcraft assembly and production, as well as business service office uses. The subject tenant space, which comprises of 6,870 square feet, was previously a wholesale/warehouse use.

On July 29, 2013, an application for a building permit was submitted to build out the subject tenant space for a manufacturing use. Knowing that a CUP was submitted for the proposed batting cages and baseball training facility, staff questioned the applicant of their intent on the build out of the space. The applicant informed staff that they wanted to get started on building out the space with accessibility upgrades (i.e. to restrooms and suite entry area), ancillary office areas, reception, and a kitchenette in anticipation of a future tenant. Staff informed the applicant a building permit would be issued for a manufacturing use only given the current property building and zoning restrictions and that they would only be allowed to use the building for manufacturing purposes under the permit issued. In addition, the applicant was notified that if CUP application for a training facility use was approved, it would only be effective upon completing any required upgrades for an assembly use pursuant to the Building Code. On October 11, 2103 the building permit was issued for a manufacturing use.

Staff visited the subject site on April 30, 2014 and observed that the space was being built out for the proposed batting cages and baseball training facility. This included installation a batting cage netting, a pitching mound and artificial turf flooring. In addition, there was various baseball training equipment located in the tenant space. As a result, a Stop Work Notice was issued to the contractor by the Building and Safety Division.

Based on a recent visit to the subject site, various additional improvements that were not approved as part of the building permit issued on October 11, 2013 for generic manufacturing use have been implemented, such that the space is currently ready for operations as an indoor baseball training and batting cage facility (See attached Photos – Attachment No. 5). Although business operations have not been approved to commence, the business website currently advertises the space for the proposed use and allows for online reservations for use of the amenities/services proposed by the applicant.

Project Description

As the business operator, Triple Crown Baseball and Softball Academy proposes to offer various training services within the proposed facility, such as cage rentals, speed and agility training, private lessons, and individual and team training. The facility will be staffed by former professional players, and trainees

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will have the option of training with said staff or independently. The operator also proposes to offer specialized clinics for the various components of baseball and softball. School rentals and party/event rentals will also be available. The facility is open to people of all ages, but is focused on school age individuals; therefore, the facility will also have a homework room, staffed by a full time tutor, where trainees may work on school work.

The business operation will have a total of approximately 4-5 employees at the facility at any one time, not including two proposed parking and circulation monitors described in the analysis below. The proposed hours of operation are 3:00 pm to 8:00 pm Monday through Friday, and 9:00 am to 7:00 pm Saturday and Sunday. As a way of addressing some of staff's concerns, the applicant has recommended limiting weekday operations between 3:00 pm and 6:00 pm to one-on-one training, with club team training and group events/clinics limited to weekdays after 6:00 pm and throughout the proposed business hours on the weekends. In addition, the operator proposes to offer an online reservation service that would include drop-off and pick-up instructions for visitors. This component was also added to the business operation as part of a parking and traffic circulation plan that was formulated as a way to respond to staff's concerns with the project.

Application Review

Based on initial review of the application on August 2, 2013 staff informed the applicant that the application was incomplete and requested additional information pertaining to a detailed description of the proposed use, a floor plan of the entire building, a parking analysis, and noise attenuation. On August 30, 2013 the applicant submitted the requested additional information.

Based upon review and analysis of the application materials submitted as well as visits to the site on October 21, 2013 staff notified the applicant of its initial analysis of the proposed baseball training facility and batting cage. This analysis included review of the plans submitted, the noise study, parking analysis and site visits. Staff informed the applicant that they had concerns over the compatibility of the use with adjacent existing manufacturing and office uses. Additionally, staff noted concerns over the parking as well as safety issues. Because of these issues, staff informed the applicant that they cannot find that the use is compatible with the existing uses in the vicinity. Further, due to the safety issues, staff cannot make the finding that the proposed use will not be detrimental to the public safety. Therefore, staff advised the applicant that it was not in a position to recommend approval of the CUP. These points were further discussed and reiterated during a meeting on October 23, 2013, between staff and the applicant. The applicant provided a summary response to staff's

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concerns and indicated an analysis of the issues discussed would be prepared and provided at a later date.

On January 10, 2014, the applicant submitted a Parking and Traffic Assessment prepared by Crain and Associates (Attachment No. 6), where the on-site traffic/circulation and parking patterns were assessed and recommendations on how to manage the proposed use within those existing conditions were presented.

Staff reviewed the information provided by the applicant and conducted additional site visits, including one on January 22, 2014, and determined that the issues and concerns initially identified had not been sufficiently addressed and that the required findings for a CUP could not be made. On April 2, 2014, staff met with the applicant to discuss the issues and possible options for addressing these. The applicant advised that further analysis would be conducted and that a set of proposed findings, based on said analysis, would be submitted. On July 2, 2014, the applicant submitted responses to the required findings and proposed conditions intended to address some of the concerns presented by staff, as well as a revised circulation plan (Attachment No. 7).

The applicant has decided to move forward with presenting the proposed request to the Planning Commission, despite staff's continued concerns and the absence of adequate conditions, with regard to the existing site and business operations, to make the required CUP findings for approval.

ANALYSIS:

The proposed use of an indoor baseball training and batting cage facility is a permitted use in Industrial General (IG) Zone, subject to the approval of a Conditional Use Permit (CUP) and on the basis of making the associated required findings. The existing site is legal non-conforming with regard to various required development standards, including parking and circulation, landscaping, trash enclosures, and pedestrian walkways. There are physical changes to the interior of the subject tenant space that would have been necessitated to fully convert the space from a light industrial/manufacturing use to the proposed use. As noted above, these improvements have been implemented without proper approvals and the space is fully built out for the proposed use. The operating characteristics of the type of use proposed would generate various discernable changes in activity patterns that would not only burden the site and immediate vicinity, but would also present challenges to users/visitors. Based on these conflicts identified by staff, and as discussed in detail below it was determined

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the use was incompatible and created potential safety concerns and the required findings cannot be made.

Parking, Traffic, and Circulation

The site, as it currently exists, is considered legal non-conforming with regard to the quantity of off-street parking provided as well as the dimensions of various required vehicular circulation components, including the drive aisle, backup, and access. The total required parking for the site is seventy-one (71) spaces as outlined in the Table 1 below, given the existing uses based on the most current business tax certificate information. Although the applicant indicates in the supplemental documents that twenty (21) spaces are provided on-site, this includes five (5) parallel parking spaces the applicant proposes to create on the 20'-0" wide parcel west of the property; however, these spaces cannot be approved as parking, nor can the space be used for staging as suggested in the parking and circulation plan, because of the absence of code required circulation and maneuvering space. Therefore, only sixteen (16) spaces are available on-site and only two (2) of those are allocated to the subject tenant space. CCMC Section 17.610.020.B stipulates, and the applicant's consultant has noted in the Findings of the Parking and Traffic Assessment, that "structures with parking space deficiencies shall be allowed to ... accommodate a change of use, provided that the ... new use has the same or lesser parking requirement as the existing or previous use". A calculation of the required off-street parking for the subject tenant space is provided in Table 2 below, and shows that the previous use of wholesale/warehouse required a total of fourteen (14) spaces, which is the same as would be required for the proposed indoor batting cage facility.

Table 1: Code Required Parking for 3601-3615 Hayden Ave			
Address	Use Type	Sq. Ft.	Parking Required
3601 Hayden Ave	Vacant	1,750	1:500 = 3.5
3603 Hayden Ave	Production	3,400	1:350 = 9.71
3605 Hayden Ave	Vacant (Warehouse/Manufacturing)	4,600	1:500 = 9.2
3607 Hayden Ave	Handcraft/Assembly	5,400	1:500 = 10.8
3609 Hayden Ave	Vacant (Wholesale/Warehouse)	6,870	1:500 = 13.74
3611 Hayden Ave	Warehouse/Office	5,500	1:500 = 11
3615 Hayden Ave	Business Service office	4,450	1:350 = 12.71
TOTAL	---	31,970	70.66 = 71 spaces

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Table 2: Code Required Parking for 3609 Hayden Ave			
	Use Type	Sq. Ft.	Parking Required
Previous	Vacant (Wholesale/Warehouse)	6,870	1:500 = 13.74 = 14
Proposed	Batting Cages	(3,392)	2 per cage = 4
	Office/Ancillary areas	3,478	1:350 = 9.93
TOTAL	---	6,870	9.93+4 = 13.93 = 14

Although, the number of code required spaces for the new use is the same as for the previous use, the existing non-conforming condition was manageable when the use was wholesale/warehouse because the previous use likely had only a minimal number of employees, thus requiring a minimal number of parking spaces, possibly less than the code required; did not generate parking demand from the public; and had limited circulation/access demands (i.e. arrival and departure of employees, and occasional incoming/outgoing merchandise) similar to the other on-site uses. In contrast, the parking demand of the proposed use consists of demand generated by employees as well as various non-employees simultaneously, and will also involve the turnover of stall use by various patrons throughout the day or designated operating hours. Furthermore, by allowing the proposed use, the non-conforming condition would be exacerbated as the proposed use requires, at minimum, the actual code required parking, which is currently unavailable on-site.

The Culver City Municipal Code (CCMC) requires that a parking stall provided at an angle of sixty (60) degrees have a minimum depth of twenty-two (22) feet and a minimum backup/drive aisle of seventeen (17) feet for one-way access or twenty-one (21) feet for two-way access. Based on the project plans and site measurements by staff, the existing stall depth is only approximately fifteen (15) feet and the existing access easement behind the stall is only approximately sixteen (16) feet wide, for a total width of thirty-one (31) feet instead of the forty-three (43) feet required. Although the Conceptual Parking Access and Circulation Plan (Attachment E of the Parking and Traffic Assessment) illustrates a two-way flow of vehicular traffic on-site, the existing conditions do not provide the minimum code required dimensions for even one-way vehicular circulation. As noted in the Parking and Traffic Assessment, current tenants must drive to rear/westerly end of the property and reorient their vehicle, usually by making a three-point turn, or some may back up and execute turnaround maneuvers in the vicinity of their parking space if ample room is available (e.g. as a result of abutting unused spaces). This is an existing non-conforming condition that is internally manageable given the current occupancy of the building and the operations characteristics of the existing uses and will not be equally functional if the proposed use were to operate at the site.

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In order to address the parking and circulation deficiencies of the site, the applicant submitted a Parking and Traffic Assessment and has proposed a number of measures. As part of the circulation plan the operator will implement the use of a “traffic safety monitor” and a “parking valet/turnaround monitor”. As visitors enter the site they will meet the first and second monitor, in the order above, as they approach the subject tenant space. The purpose of the first monitor is to advise visitors of the drop-off/pick-up and turnaround procedures, as well as to assist with passenger and equipment loading/unloading. The second monitor will be there to direct turning maneuvers and assist with parking, as a valet might, for visitors that are unfamiliar with the site or simply are unable to safely maneuver within the tight turnaround area.

The proposed operation will also include visits from patrons that will take their own equipment for use at the batting practice facility; therefore, patrons will require some form of loading/unloading area for this purpose. However, due to site constraints there is not available space to designate for this purpose. As noted in the Parking and Traffic Assessment, visitors will stop near the entry of the subject tenant space where “traffic safety monitor” will assist with the unloading/loading of passengers and equipment. This presents a significant safety concern given the existing site constraints. Staff does not find it acceptable for patrons, especially school aged individuals, to unload equipment in the middle of a circulation aisle. The possibility of incoming or outgoing patrons while other patrons are trying to load/unload equipment or cross from the loading area to the building presents a safety hazard that is not adequately addressed. In addition, given the fact that there is no pedestrian walkway at the site, staff would not recommend implementation of an on-street loading/unloading proposal. Lack of adequate pedestrian circulation at the site also presents a significant compatibility conflict and raises safety concerns for patrons that may visit the site and decide to simply be dropped off along Hayden Avenue. Although the applicant has included a proposed condition indicating that “no users are allowed to walk through the parking lot without an attendant present”, staff has concluded this condition does not adequately address the safety risk presented and is unenforceable.

Some additional proposed measures intended to improve on-site parking conditions and alleviate on-site parking demand, consist of moving the existing loading space to an existing area closer to the entry of the site and acquiring two off-site parking spaces to be utilized by facility staff (employees). Staff does not find the moving of the loading zone favorable as the new location is proposed near the site vehicular entry, which will further encumber vehicles exiting and entering the site. The Assessment and proposed Findings/Conditions provided by the applicant indicate that on weekends and after 6:00 pm on weekdays, the site will essentially be unused by other tenants and contends this will allow adequate conditions for the business operations proposed for those days and

City of Culver City, California
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hours. However, based on staff analysis and research on similar uses, staff concluded the operating characteristics of the proposed use will still be of an intensity that is incompatible with the existing site conditions and constraints. In addition, staff is aware there is some use of the site by existing tenants in the evenings and on weekends and there are currently no conditions in place restricting use of the site by those existing (or potential future) tenants.

Noise

The proposed business operation by its nature does generate some amount of noise. The applicant has informed staff that sound insulation techniques have been implemented as per the details of the plans submitted for the tenant improvement approved under building permit #84883. In addition, it is expected that on busy days, there is the potential for additional noise generated by the drop-off and pick-up activities in the existing parking lot. Although the applicant has indicated this source of noise will be negligible due to the implementation of the traffic and parking monitors that will also prevent any potential loitering by the business patrons, the monitors will not be able to control all activity or noise created by idling vehicles. Therefore, it should be expected that some additional noise will be generated by the operations of the proposed use.

Conditions of Approval

As a way of addressing the conflicts identified by staff, the applicant is proposing a series of conditions as outlined in Attachment No. 7 – Proposed Findings and Conditions. Staff has reviewed the proposed conditions and has concluded that conflicts and issues with compatibility cannot be fully mitigated as discussed above. In addition, staff believes that many of the conditions are not enforceable.

Comments from Building and Safety

The Culver City Building and Safety has commented on the proposed use, indicating there are various unapproved improvements to the interior tenant space and while some of these improvements may not require building permits, the space was not approved in its current condition as the building permit was strictly for manufacturing use only. In order to implement the proposed use, the applicant would be required to submit new plans for a change to assembly occupancy, an occupancy for which the space does not currently meet Building Code standards. A change to assembly occupancy would require various additional improvements, which could include upgrades to exits and exit signs, structural upgrade, fire sprinkler upgrades, etc.

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Community Meeting

A Community Meeting, hosted by the applicant, was held at the subject site on Wednesday, October 1, 2014, at 7:00 pm. Owners and occupants of property within a radius of five hundred (500) feet were invited to provide input and express any questions or concerns. In addition to the applicants, (Daren Laureano and Sue Jagodzinski of Southern California Land Use) and the business operator (Danny Swartz, Triple Crown Baseball and Softball Academy), three residential neighbors, and one business neighbor attended the meeting.

The applicant provided a summary overview of the proposed use and opened the meeting for questions. The major issues that were raised during the question and answer portion of the meeting were noise (interior and exterior by patrons/adolescents in the parking area), volume of patrons visiting the site at once, on-site vehicular circulation, and the impact to the existing access easement by the potential increase in visits to the site that might be generated by the proposed use. The applicant provided summary responses indicating that interior noise should be sufficiently contained given the sound buffering techniques applied during the construction of the tenant improvement. One attendee was specifically concerned about noise created by patrons in the parking area and that barking by dogs in residential properties towards the west end of the site, along Schaefer Street, would increase as a result of patron presence and increased activity in the parking area. The applicant indicated that the proposed use was indoor facility and that patrons would not be allowed to loiter in the parking area, only parking attendants would be allowed to remain in the parking area throughout the business operating hours.

The applicant indicated that the concerns regarding the volume of visits and associated parking and circulation issues were addressed in the Parking and Traffic Assessment and that a plan would be implemented using two parking attendants. An attendee was specifically concerned about how visitors would exit the site and how the proposed circulation plan would impact the existing access easement and various abutting improvements. The applicant explained the various maneuvers that would be required for a vehicle to exit the site, and indicated the easement would not need to be changed.

Public Comments

As of the writing of this staff report, staff has not received any comments on the proposed project.

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CONCLUSION/SUMMARY:

Initial review of the proposed project application by staff revealed potential conflicts, compatibility issues, changes in the parking demands and circulation patterns, and safety concerns. Further analysis and research confirmed staff's position that the proposed use is so different from the existing uses and the uses that might occupy the site in the future based on the buildings original approved use, that the existing non-conforming site conditions cannot adequately serve the proposed use or absorb the changes in the intensity of the operation. Thus, staff concluded that the proposed use is incompatible and has the potential to create detrimental conditions, and has been unable to identify any appropriate measures or conditions to reconcile the existing site constraints with the operating characteristics of the proposed use.

Project Findings

CCMC Section 17.530.020 requires certain findings be made by the Planning Commission before an application for a Conditional Use Permit can be approved. Based on the proposed preliminary project plans, various supplemental documents, and staff analysis of the proposed use and existing conditions, staff considers the project to be incompatible with the surrounding vicinity, that the site is not physically suitable for the parking and circulation demands of the proposed use, and that establishment or operation of the proposed use will create conditions that may be detrimental to the public interest and safety, or injurious to persons, property at the site and its vicinity. Staff believes the findings for Conditional Use Permit, CUP P-2013102 cannot be made as outlined below and in Resolution No. 2014-P012 (Attachment No. 1).

- C. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.*

The proposed baseball training/batting cage facility use is incompatible with existing and future warehouse, office, and industrial uses within the vicinity of the site. Unlike the operating characteristics of the current uses at the site, the proposed facility will be open to the public such that patron visits are a primary component of the business operation, and will incur a significant number of non-employee visits to the site. In addition, the operating characteristics of proposed use include the need for equipment unloading/loading, for which the site is not currently equipped. The uses in the Hayden Tract are generally light industrial and office/media production uses, where the majority of site visits are by employees of the existing businesses. Although the applicant proposes to implement an

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appointment based operation, the additional public visits that will occur do translate into a higher demand for parking and circulation, and are inconsistent with the operating characteristics of the existing and future land uses.

- D. *The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.*

The site is not physically suitable for the proposed use of a baseball training/batting cage facility as there is currently a legal non-conforming parking condition that has been continued in accordance with the provisions of the CCMC, and given the continuation of similar low parking demand uses of warehouse, office, and light industry/manufacturing. Due to this the non-conforming on-site parking, access, and circulation conditions have been maintained and are internally manageable. However, the new use will create additional demands with regard to parking, vehicular access/circulation, and loading/unloading, as well as pedestrian access, making the existing non-conforming condition unsuitable and insufficient to support the proposed operation. In addition, the existing improvements and site conditions pose physical constraints to providing the adequate parking, access, circulation/maneuvering space, etc., as required by the CCMC.

- E. *The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.*

The parking and circulation demands generated by the operations of the proposed use will have the potential of creating safety hazards and conditions that may be injurious to the persons and property at the site and the immediate vicinity. The increase in vehicular activity in the existing easement has the potential of causing damage to the improvements immediately north of the site, including the existing structure, equipment and trash enclosures, electric vehicle charging stations, etc., as there is currently no form of protection between these improvements and the access easement where loading/unloading and tight maneuvering is proposed to be conducted. In addition, the proposed operation will generate visits from the public (i.e. non-employees) necessitating both pedestrian circulation areas and passenger and equipment loading areas. However, existing site conditions do not allow for adequate provision of these amenities, creating conditions that will be detrimental to safety. Specifically, the conditions have the potential of being injurious to

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visitors/patrons as they will be required to load/unload equipment in the existing access easement which is proposed to be used as two-way circulation, while other patrons may be trying to exit or enter the site.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project (by staff) established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt under Section 15332, Class 32 In-fill Development Projects, because the proposed project involves the development of a use that is consistent with the applicable general plan and zoning designation and regulations; will be located within City limits on a lot no more than five (5) acres substantially surrounded by urban uses; will be located on a site that has no value as habitat for endangered, rare or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and that will be adequately served by all required utilities and public services.

ALTERNATIVE OPTIONS:

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

1. Deny the application as recommended by staff as outlined in the findings contained in Resolution No. 2014-P012.
2. Approve the application with conditions of approval and direct staff to draft a resolution approving the CUP and continue the item in order for staff to bring back a revised resolution of approval and draft conditions of approval.

ATTACHMENTS:

1. Resolution No. 2014-P012
2. Project Summary
3. Vicinity Map
4. Project Plans dated March 15, 2013
5. Photos of Existing Tenant Space
6. Parking and Traffic Assessment (by Crain and Associates) dated January 9, 2014
7. Proposed Findings and Conditions (by Applicant) dated June 27, 2014

RESOLUTION NO. 2014-P012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DENYING CONDITIONAL USE PERMIT CUP P-2013102 TO ALLOW AN INDOOR BASEBALL TRAINING AND BATTING CAGE FACILITY AT 3609 HAYDEN AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE

(Conditional Use Permit, CUP P-2013102)

WHEREAS, on July 10, 2013, Sue Jagodzinski of SC Land Use (the "Applicant"), on behalf of Triple Crown Baseball (Operator) filed a Conditional Use Permit application to permit an indoor baseball training and batting practice facility at 3609 Hayden Avenue, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on October 22, 2014, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of ___to ___, denied Conditional Use Permit, CUP P-2013102 and 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:

As outlined in CCMC Title 17, Section 17.530.020, the following findings for denying the Conditional Use Permit are hereby made:

C. The design, location, size, and operating characteristics of the proposed use are incompatible with the existing and future land uses in the vicinity of the subject site.

The proposed baseball training/batting cage facility use is incompatible with existing and future warehouse, office, and industrial uses within the vicinity of the site. Unlike the operating characteristics of the current uses at the site, the proposed facility will be open to the public such that patron visits are a primary component of the business operation, and will incur a significant number of non-employee visits to the site. In addition, the operating characteristics of proposed use include the need for equipment

unloading/loading, for which the site is not currently equipped. The uses in the Hayden Tract are generally light industrial and office/media production uses, where the majority of site visits are by employees of the existing businesses. Although the applicant proposes to implement an appointment based operation, the additional public visits that will occur do translate into a higher demand for parking and circulation, and are inconsistent with the operating characteristics of the existing and future land uses.

D. The subject site is not physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.

The site is not physically suitable for the proposed use of a baseball training/batting cage facility as there is currently a legal non-conforming parking condition that has been continued in accordance with the provisions of the CCMC, and given the continuation of similar low parking demand uses of warehouse, office, and light industry/manufacturing. Due to this the non-conforming on-site parking, access, and circulation conditions have been maintained and are internally manageable. However, the new use will create additional demands with regard to parking, vehicular access/circulation, and loading/unloading, as well as pedestrian access, making the existing non-conforming condition unsuitable and insufficient to support the proposed operation. In addition, the existing improvements and site conditions pose physical constraints to providing the adequate parking, access, circulation/maneuvering space, etc., as required by the CCMC.

E. The establishment, maintenance or operation of the proposed use will be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The parking and circulation demands generated by the operations of the proposed use will have the potential of creating safety hazards and conditions that may be injurious to the persons and property at the site and the immediate vicinity. The increase in vehicular activity in the existing easement has the potential of causing damage to the improvements immediately north of the site, including the existing structure, equipment and trash enclosures, electric vehicle charging stations, etc., as there is currently no form of protection between these improvements and the access easement where loading/unloading and tight maneuvering is proposed to be conducted. In addition, the proposed operation will generate visits from the public (i.e. non-employees) necessitating both pedestrian circulation areas and passenger and equipment loading areas. However, existing site conditions do not allow for adequate provision of these amenities, creating conditions that will be detrimental to safety. Specifically, the conditions have the potential of being injurious to visitors/patrons as they will be required to load/unload equipment in the existing access easement which is proposed to be used as two-way circulation, while other patrons may be trying to exit or enter the site.

1
2 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
3 Commission of the City of Culver City, California, hereby denies Conditional Use Permit, CUP
4 P-2013102.
5

6
7 ADOPTED this 22nd day of October 2014.
8
9

10
11 _____
12 LINDA SMITH FROST, CHAIRPERSON
13 PLANNING COMMISSION
14 CITY OF CULVER CITY, CALIFORNIA

15 Attested by:

16
17 _____
18 Yvonne Hunt
19 Administrative Secretary
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Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:				
3609 Hayden Avenue Indoor Batting Cage Facility: The project consists of a Conditional Use Permit (CUP P-2013102) to permit an indoor baseball training and batting practice facility.				
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:		
3609 Hayden Avenue (between National Blvd and Higuera St)		Sue Jagodzinski (SC Land Use) 217 Palos Verdes Blvd, #123 Redondo Beach, CA 90277		
PERMIT/APPLICATION TYPE:				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI </td> <td style="width: 50%; vertical-align: top;"> ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other: Administrative Modification </td> </tr> </table>			☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI	☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other: Administrative Modification
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APPROVAL BODY:				
☒ Public Hearing ☐ Public Meeting ☐ Administrative				
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other:		
ENVIRONMENTAL DETERMINATION AND NOTICING:				
CEQA Determination	☒ Categorical Exemption ☐ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report			
CEQA Noticing	☒ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness			
PUBLIC NOTIFICATION:				
Mailing Date: 10/01/14	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other: Beyond 500' radius		
Posting Date:	☐ Onsite ☐ Offsite	☐ Other:		
Publication Date: N/A	☐ Culver City News	☐ Other:		
Courtesy Date: 10/01/14	☐ City Council ☐ Commissions ☒ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:		

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Industrial	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description SUB OF THE SOUTHERN POR OF THE RO RINCON DE LOS BUEYES 0.84 MORE OR LESS AC ON NW LINE OF HAYDEN AVE 60 FT WIDE COM NE THEREON 414.91 FT FROM N LINE OF HIGUERA ... SEE MAPBOOK FOR MISSING PORTION ...BEG PART OF LOT 9	Existing Land Use Multi-tenant industrial building

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	Industrial
South	IG	Industrial
East:	IG/R2	Industrial/Single and Two Family Residences
West	IG	Industrial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	36,511 s.f.	NA	NA
Building Coverage:	31,970 s.f.	No Change	NA
Suite Size:	6,870 s.f.	No Change	NA
Landscaped Area:	None	No Change	NA

Parking:			
Standard	15 (non-conforming)	No Change	71
Handicapped	1	No Change	per code
Total:	16	No Change	71

Building Height:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story	No change	43 ft. (maximum)

Building Setbacks:	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	0 ft.	No Change	5 ft.
Rear	0 ft.	No Change	None
Side (north)	12 ft.	No Change	None
Side (south)	2.7 ft.	No Change	None

ESTIMATED FEES:			
☐ New Development Impact Fee	☒ School District: TBD	☒ Plan Check: TBD	
☐ In Lieu Parkland Fee: NA	☒ Art: TBD	☒ Sewer: TBD	
INTERDEPARTMENTAL REVIEW:			
N/A			
ART IN PUBLIC PLACES:			
The project will not be subject to the City's Art in Public Places Program.			

Vicinity Map

3609 Hayden Avenue



Source: Planning Division

Meeting Date: October 22, 2014

Conditional Use Permit

CUP-P2013102

Indoor baseball training and
batting cage facilityTHE CITY OF
CULVER CITYINFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS9770 CULVER BLVD
CULVER CITY, CA 90232

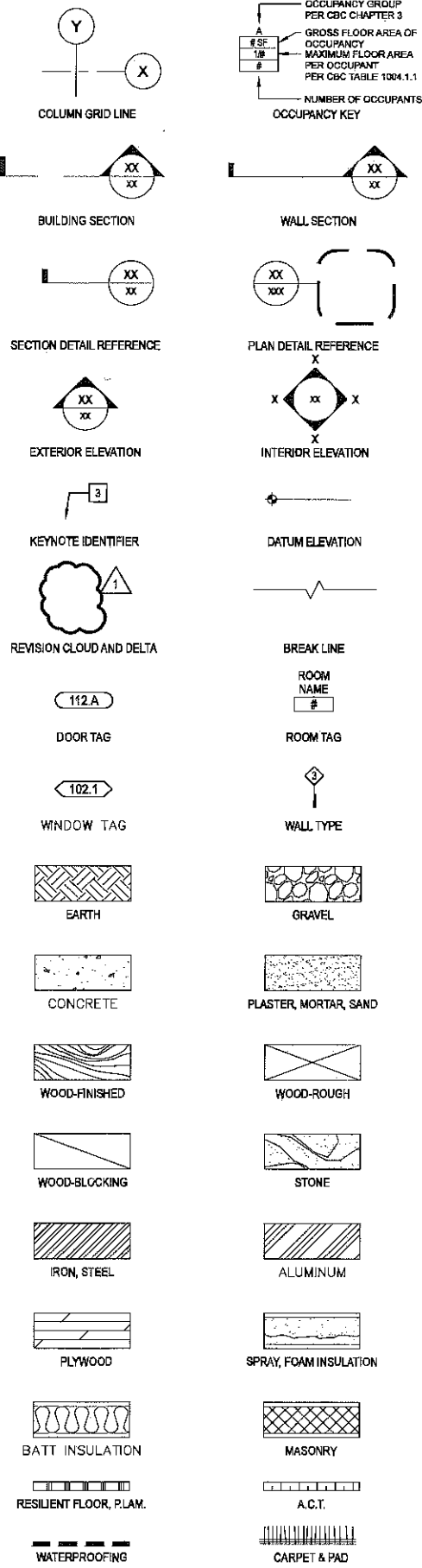
TEL: 310-253-5976

Scale: 1:3,000



0 250 500 Ft

GRAPHIC SYMBOLS



ABBREVIATIONS

&	AND	KIT.	KITCHEN
L	ANGLE	LAM.	LAMINATE
@	AT	LT.	LIGHT
CL	CENTERLINE	MACH.	MACHINE(D)
Ø	DIAMETER	MAX.	MAXIMUM
°	DEGREE	M.E.P.	MECHANICAL
#	POUND		ELECTRICAL
ABV.	ABOVE	MANU.	AND PLUMBING
ACOUST.	ACOUSTIC	MIN.	MANUFACTURER
A.C.T.	ACOUSTIC CEILING TILE	MISC.	MINIMUM
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MISCELLANEOUS
AD	ADJUSTABLE	MTL.	MOUNTED
ADJ.	ADJUSTABLE	MTC.	METAL
APPROX.	APPROXIMATELY	N	MAN HOLE COVER
ARCH.	ARCHITECTURAL	N.E.C.	NORTH
ALUM.	ALUMINUM		NATIONAL ELECTRICAL
BLDG.	BUILDING	N.I.C.	CODE
BLKG.	BLOCKING	NO.	NOT IN CONTRACT
BM.	BEAM	NOM.	NUMBER
B.O.	BOTTOM OF	N.T.S.	NOMINAL
BOT.	BOTTOM	O.C.	NOT TO SCALE
CAB.	CABINET	O.D.	ON CENTER
C.C.R.	CALIFORNIA CODE OF	O.H.	OUTSIDE DIAMETER
	REGULATIONS	OLF	OPPOSITE HAND
CB	CATCH BASIN		OCCUPANT LOAD
C.B.C.	CALIF. BUILDING CODE	OPNG.	FACTOR
CEM.	CEMENT	OPP.	OPENING
CLG.	CEILING	PTD.	OPPOSITE
CLO.	CLOSET	P.D.	PAINT(ED)
C.O.	CLEAN OUT	PL	PLASTER DRAIN
COL.	COLUMN	PLM.	PLATE
CLR.	CLEAR	PLYWD.	PLASTIC LAMINATE
C.P.O.E.T.	COMMON PATH OF	PNL.	PLYWOOD
	EGRESS TRAVEL	PR	PANEL
CONC.	CONCRETE	PT.	PAIR
CONT.	CONTINUOUS	PT.	POINT
CPT.	CARPET	PART.	PARTITION
CTR.	CENTER	R	RISER
DET.	DETAIL	RAD.	RADIUS
DTL.	DETAIL	RE	REFER TO
DIA.	DIAMETER	REINF.	REINFORCING
DIAG.	DIAGONAL	REQD.	REQUIRED
DIM.	DIMENSION	RM.	ROOM
D.O.	DO OVER	R.O.	ROUGH OPENING
DN.	DOWN		
DR.	DOOR	S	SOUTH
D.S.	DOWNSPOUT	S.C.	SOLID CORE
DWG.	DRAWING	SCHED.	SCHEDULE(D)
E	EAST	SEC(T)	SECTION
(E)	EXISTING	SHF	SHELF
EA.	EACH	SHT.	SHEET
E.J.	EXPANSION JOINT	SIM.	SIMILAR
EL(EV)	ELEVATION	SPEC.	SPECIFICATION(S)
ELEC.	ELECTRIC(IAL)	S.T.C.	SOUND TRANSMISSION
EMER.	EMERGENCY		CLASSIFICATION
E.O.S.	EDGE OF SLAB	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EQUIP.	EQUIPMENT	STR(UCT)	STRUCTURE
EXIST.	EXISTING	SUSP.	SUSPENDED
EXP.	EXPOSED OR EXPANSION	T	TREAD
		T&G	TONGUE & GROOVE
EXT.	EXTERIOR	T.G.	TOP OF GRATE
FA.	FIRE ALARM	THK.	THICK
FACT.	FIRE EXTINGUISHER	T.O.	TOP OF
F.E.C.	CABINET	T.O.C.	TOP OF CONCRETE
	FINISHED FLOOR	T.O.S.	TOP OF SLAB
F.F.	FINISH FLOOR	T.O.STL.	TOP OF STEEL
F.F.E.	ELEVATION	T.O.W.	TOP OF WALL
F.G.	FINISHED GRADE	TYR.	TYPICAL
	FINISH(ED)	U.B.C.	UNIFORM BUILDING
FIN.	FLOOR		CODE
FLR.	FLUORESCENT	U.L.	UNDERWRITERS
FLUOR.	FACE OF		LABORATORY
F.O.	FACE OF FINISH	UNF.	UNFINISHED
F.O.F.	FACE OF STUDS	U.N.O.	UNLESS NOTED
F.O.S.	FACE OF WALL		OTHERWISE
F.O.W.	FIRE RATED	U.O.N.	UNLESS OTHERWISE
F.R.	FIBERGLASS		NOTED
F.R.P.	REINFORCED PANEL	U.P.C.	UNIFORM PLUMBING
	FINISHED SURFACE		CODE
F.S.	FOOT OR FEET	V.C.T.	VINYL COMPOSITION
FT.	FURRING		TILE
FURR.	FIELD VERIFY	VER.	VERIFY
F.V.	GAUGE	V.I.F.	VERIFY IN FIELD
GA.	GALVANIZED	W.P.	WATER PROOFING
GALV.	GENERAL CONTRACTOR	W	WEST
G.C.	GALVANIZED IRON	W/	WITH
G.I.	GLASS	WD.	WOOD
GL.	GYPSUM WALLBOARD	W/O	WITHOUT
GWB.	HOLLOW CORE		
H.C.	HANDICAPPED		
HC.	HARDWOOD		
HDWD.	HOLLOW METAL		
H.M.	HOLD OPEN		
H.O.	HOUR OR HANDRAIL		
HR.	HEIGHT		
HT.	HEATING VENTILATION		
H.V.A.C.	AND AIR CONDITIONING		
	HOT WATER		
H.W.	HOSE BIB		
H.B.	INSIDE DIAMETER		
I.D.	PIPE INVERT ELEVATION		
I.E.	INSULATION		
INSUL.	JOINT		
JT.			

PARKING COUNT SUMMARY

AREA EXISTING:	6,870 SF
AREA PROPOSED:	0 SF
AREA TOTAL:	6,870 SF
USE EXISTING:	MANUFACTURING RETAIL/WHOLESALE
USE PROPOSED:	RECREATION/INDOOR ENTERTAINMENT

PARKING SUMMARY - PROPOSED			
PROPOSED USE	AREA	PARKING RATIO	REQUIRED PARKING
2 BATTING CAGES	3,392 SF	2 SPACES/CAGE	4 PARKING SPACES
ACCESSORY AREA	1,872 SF	1 SPACE/300 SF	6 PARKING SPACES
CIRCULATION AREA	1,606 SF	1 SPACE/300 SF	3 PARKING SPACES
TOTAL	6,870 SF		13 PARKING SPACES
PARKING SUMMARY - EXISTING			
MANUFACTURING			
RETAIL/WHOLESALE	6,870 SF	1 SPACE/500 SF	14 PARKING SPACES

NO INCREASE IN USE INTENSITY = NO ADDITIONAL PARKING SPACES REQUIRED

PLUMBING COUNT SUMMARY

CPC, TABLE A OCCUPANT LOAD FACTOR, GROUP B: 1 OCCUPANT/200 SF
PLUMBING FIXTURE OCCUPANCY CALCULATION:
1,368 SF (OCCUPIABLE SPACE) / 200 SF PER OCCUPANT = 6.84 OCCUPANTS (3 MEN & 3 WOMEN) NOTE: ACCESSORY AREAS: HALLWAYS, RESTROOMS, BATTING CAGES, PITCHING CAGE, NOT INCLUDED IN OCCUPIABLE SPACE AREA CALCULATION.

REQUIRED PLUMBING FIXTURES CPC TABLE 4-1, BUSINESS (GROUP B),
MALE 1-15 OCCUPANTS (1) TOILET, (1) LAVATORY
FEMALE 1-15 OCCUPANTS, (1) TOILET, (1) LAVATORY
*(PER TABLE 4-1, FOOTNOTE 14, *TOTAL NUMBER OF TOILETS FOR FEMALES SHALL BE AT LEAST EQUAL TO THE TOTAL NUMBER OF TOILETS AND URINALS REQUIRED FOR MALES.*

EXISTING PLUMBING FIXTURES PROVIDED:
(E) MEN'S RESTROOMS: (1) TOILET, (1) LAVATORY.
(E) WOMEN'S RESTROOMS: (1) TOILET, (1) LAVATORY.

TOTAL PLUMBING FIXTURES REQUIRED:
MEN'S RESTROOMS: (1) TOILET, (1) LAVATORY
WOMEN'S RESTROOMS: (1) TOILET, (1) LAVATORY.

TOTAL PLUMBING FIXTURES PROVIDED MEET THE NUMBER REQUIRED, THEREFORE COMPLIANT.

PROJECT INFORMATION

PROJECT ADDRESS:
3609 HAYDEN AVE. CULVER CITY, CALIFORNIA 90232

CONSTRUCTION TYPE:
TYPE V-B NON-RATED (TABLE 601), FULLY-SPRINKLERED

ZONING: IG

ACCESSORS ID #: 4206-001-004

SITE AREA: 38,511 SF

TOTAL BUILDING AREA: 31,201 SF

TENANT AREA: 6,870 SF

OCCUPANCY GROUP AND DIVISION: B/OFFICE

FIRE SPRINKLER SYSTEM: FULLY-SPRINKLERED BUILDING

DESCRIPTION OF WORK

CHANGE OF USE WITH INTERIOR TENANT IMPROVEMENTS, UPGRADES TO (E) BATHROOMS TO MAKE ACCESSIBLE COMPLIANT, UPGRADES TO ENTRY TO MAKE ACCESSIBLE COMPLIANT.

UNDER SEPARATE PERMIT

ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK TO BE SUBMITTED UNDER A SEPARATE PERMIT APPLICATION.

SHEET INDEX

ARCHITECTURAL	
A0.0	GENERAL PROJECT INFORMATION
A1.0	SITE / ACCESSIBLE PARKING PLAN
A1.1	GROUND FLOOR PLAN
A1.2	GROUND FLOOR EGRESS PLAN
CIVIL	
C1	TOPOGRAPHIC SURVEY (CIVIL)

RECEIVED

JUL 10 2013

Culver City
Planning Division

PROJECT DIRECTORY

TENANT:	ARCHITECT:
DANNY SWARTZ	FOUNDATION
TRIPLE CROWN BASEBALL	C/O JOHN ROBINSON
3609 HAYDEN AVE.	11378 MATTESON AVE.
CULVER CITY, CA 90232	LA, CA 90086
P. 310.490.9135	P. 310.903.7263
CONSULTANT/EXPIRATOR:	
SOUTHERN CALIFORNIA LAND USE	
C/O SUE JAGODZINSKI	
217 PALOS VERDES BLVD #123	
REDONDO BEACH, CA 90277	
P. 888.311.6740	

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2010 CALIFORNIA BUILDING CODE
(C.C.R. TITLE 24, PART 2, BASED ON 2008 I.B.C.)

2010 CALIFORNIA ELECTRICAL CODE
(C.C.R. TITLE 23, PART 3, BASED ON 2005 N.E.C.)

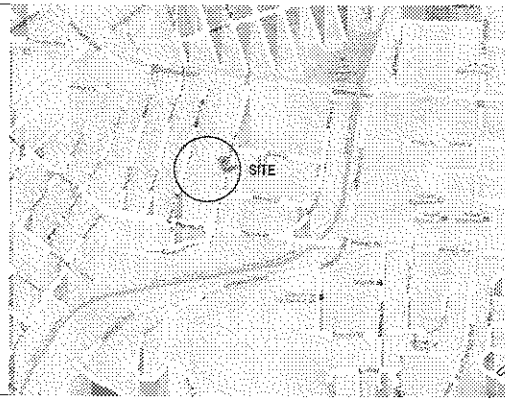
2010 CALIFORNIA MECHANICAL CODE
(C.C.R. TITLE 24, PART 4, BASED ON 2006 U.M.C.)

2010 CALIFORNIA PLUMBING CODE
(C.C.R. TITLE 24, PART 5, BASED ON 2006 U.P.C.)

2008 CALIFORNIA ENERGY CODE
(C.C.R. TITLE 24, PART 6)

2010 CALIFORNIA FIRE CODE
(C.C.R. TITLE 24, PART 8)

CULVER CITY ZONING CODE



TRIPLE CROWN BASEBALL

FOUNDATION
ARCHITECTURE + CONSTRUCTION

DATE:
08.16.2013

DRAWING SET:
PERMIT SET (CUP)

SHEET TITLE:

GENERAL
PROJECT
INFORMATION

DATE:

3.15.2013

SCALE:

NONE

STAMP:



SHEET NO.:

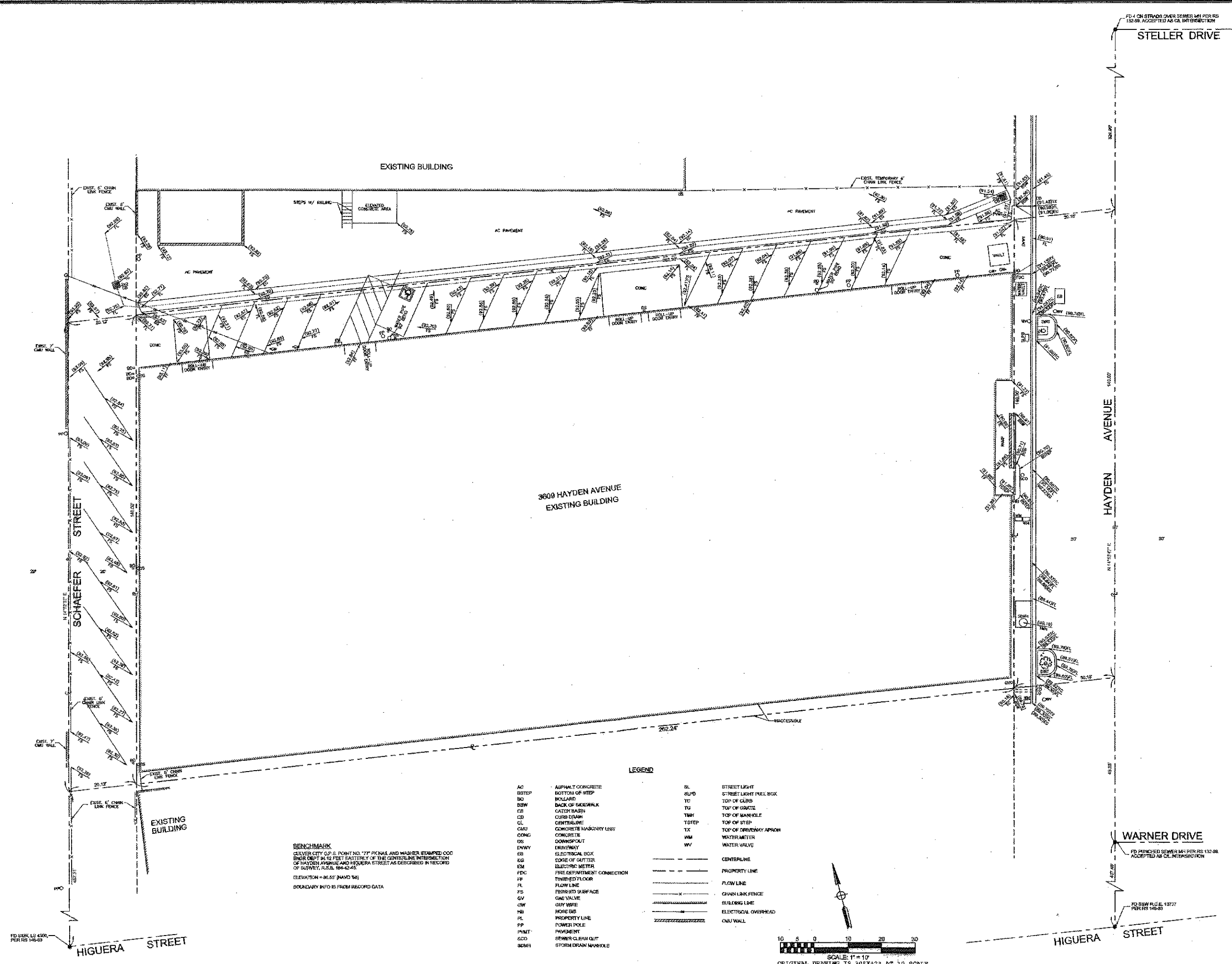
A0.0

3609 HAYDEN
CULVER CITY, CA 90232

11378 MATTESON AVE
LOS ANGELES, CALIFORNIA
T. 310.903.7263

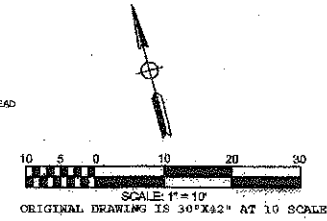
PLOT PLAN
NOT TO SCALE
2

VICINITY MAP
NOT TO SCALE
1



BENCHMARK
CULVER CITY Q.P.S. POINT NO. 777 PK NAIL AND WASHER STAMPED COC
BGR DEPT 34 12 FEET EASTERN OF THE CENTERLINE INTERSECTION
OF HAYDEN AVENUE AND HIGUERA STREET AS DESCRIBED IN RECORD
OF SURVEY, A.S.B. 1864-2-45
ELEVATION = 86.55' (NAVD 83)
BOUNDARY INFO IS FROM RECORD DATA

- | | | | |
|-------|----------------------------|-------|-----------------------|
| AC | ASPHALT CONCRETE | SL | STREET LIGHT |
| BSWP | BOTTOM OF STEP | SLPD | STREET LIGHT PULL BOX |
| BO | BOLLARD | TC | TOP OF CURB |
| BSW | BACK OF SIDEWALK | TO | TOP OF GRADE |
| CB | CATCH BASIN | TMH | TOP OF MANHOLE |
| CD | CURB DRAIN | TSTEP | TOP OF STEP |
| CL | CENTERLINE | TX | TOP OF DRIVEWAY APRON |
| CMU | CONCRETE MASONRY UNIT | WM | WATER METER |
| CONG | CONCRETE | WV | WATER VALVE |
| DOING | DOWNPOUT | | |
| DS | DRIVEWAY | | |
| EW | ELECTRICAL BOX | | |
| EG | EDGE OF GUTTER | | |
| EM | ELECTRIC METER | | |
| FDC | FIRE DEPARTMENT CONNECTION | | |
| FF | FINISHED FLOOR | | |
| FL | FLOW LINE | | |
| FS | FINISHED SURFACE | | |
| GV | GAS VALVE | | |
| GW | GUY WIRE | | |
| HWS | HOSE WIS | | |
| PL | PROPERTY LINE | | |
| PP | POWER POLE | | |
| PMNT | PAVEMENT | | |
| SCD | SEWER CLEAN OUT | | |
| SDMH | STORM DRAIN MANHOLE | | |



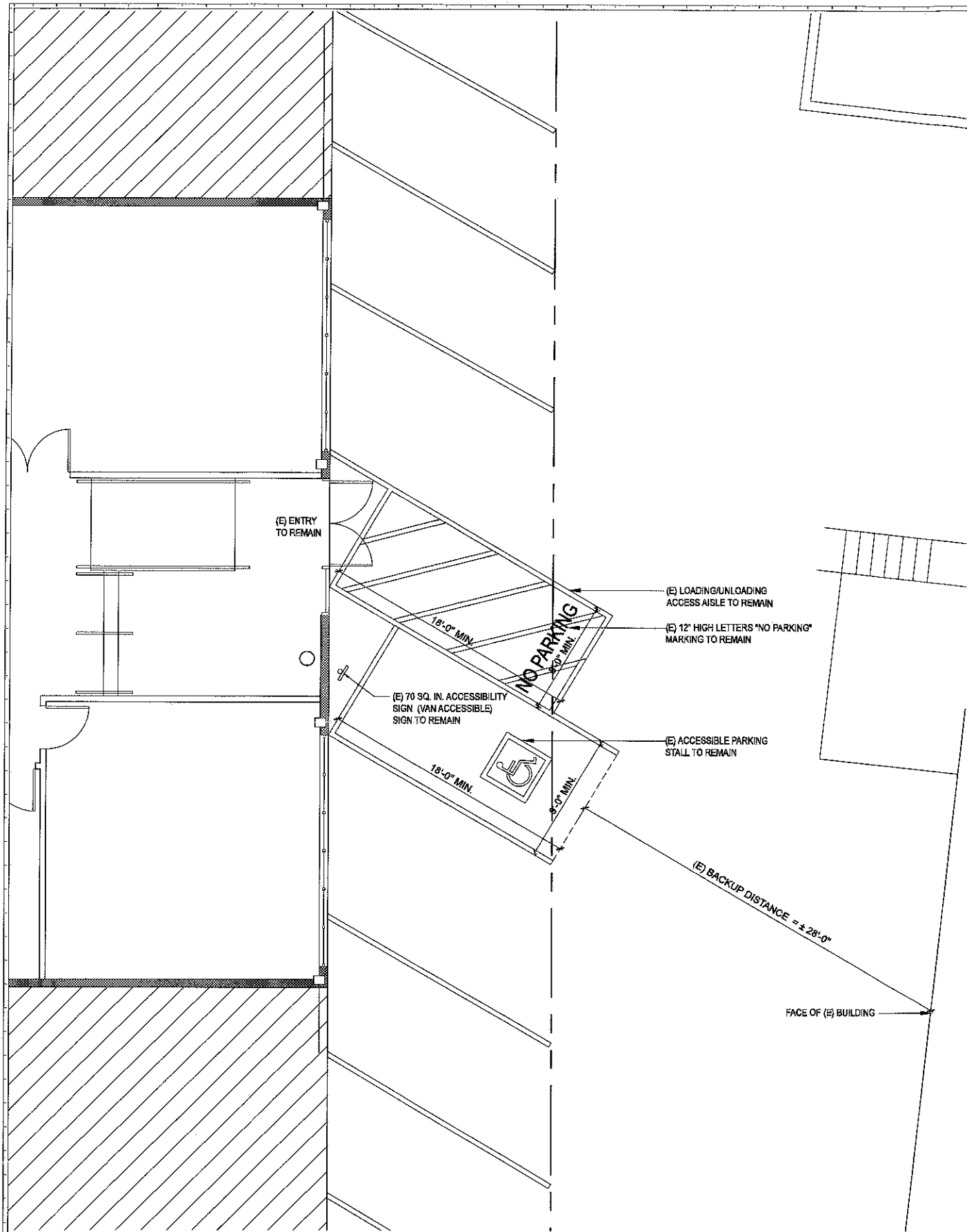
NO. 1		REVISED EXISTING ADA PARKING STRIPING CONFIGURATION		DATE: 5-14-13
BY: MB		REVISIONS:		
SUBMITTER: CULVER CITY, A SURVEY MADE BY J. UNDER THE PROFESSIONAL LAND SURVEYORS ACT.				
DESIGNED BY: J. UNDER THE PROFESSIONAL LAND SURVEYORS ACT.				
DRAWN BY: J. UNDER THE PROFESSIONAL LAND SURVEYORS ACT.				
CHECKED BY: J. UNDER THE PROFESSIONAL LAND SURVEYORS ACT.				
PROJECT NO. 20130614				
SCALE 1"=10'				
DATE 5-14-13				
DESIGNED BY MB				
DRAWN BY CJ				
CHECKED BY LFL				
SHEET NO. 1				
EXP. 03/31/15				

3609 HAYDEN AVENUE
CULVER CITY, CA 90232

TOPOGRAPHIC SURVEY

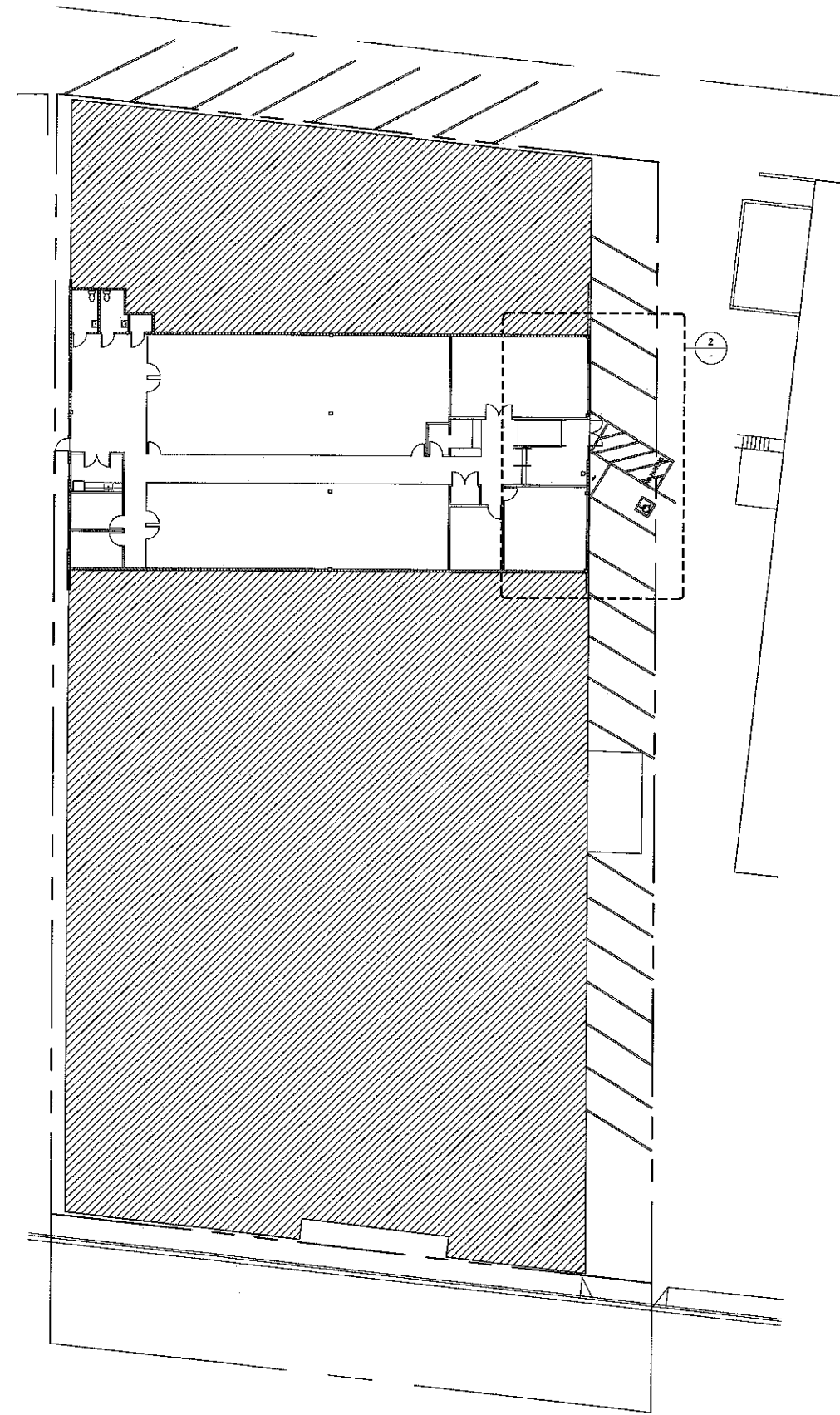
JMC²

John M. Chisholm, Civil Engineer, Inc.
13110 S. Western Blvd., Suite 201
Beverly Hills, CA 90212
Tel: 310.201.1871
Fax: 310.201.1871
www.jmc2.com



ACCESSIBLE PARKING PLAN
1/4" = 1'-0"

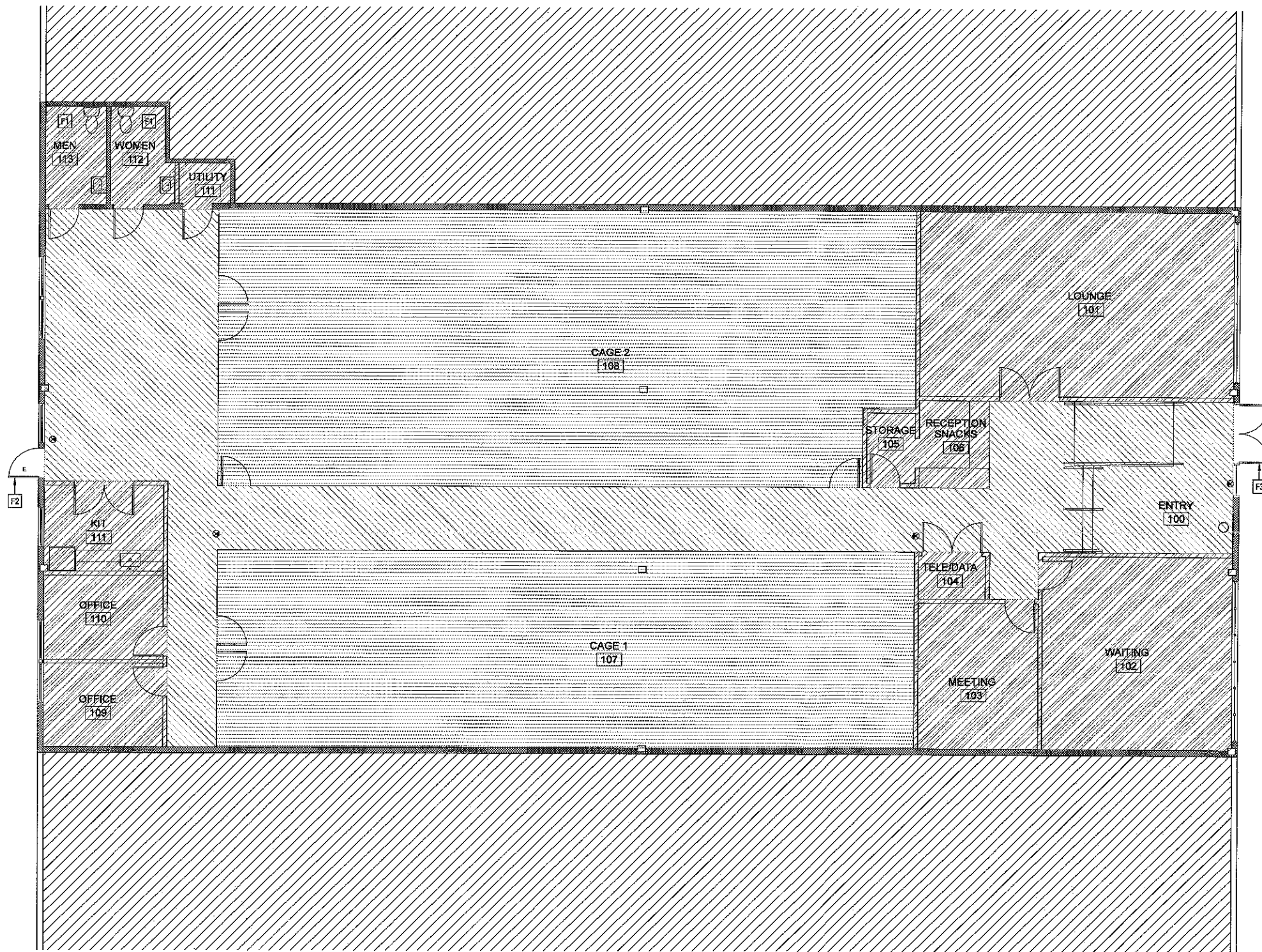
2



SITE PLAN
1/16" = 1'-0"

1

TRIPLE CROWN BASEBALL		11376 MATTESON AVE LOS ANGELES, CA 90032 T: 310.507.7333	
FOUNDATION ARCHITECTURE + CONSTRUCTION		DATE: 03.15.2013	
DRAWING SET PERMIT SET (CLIP)		SHEET TITLE: SITE / ACCESSIBLE PARKING PLAN	
DATE: 3.15.2013		SCALE: AS NOTED	
STAMP: APPROVED ARCHITECT C.2014 APRIL 14, 2014 DATE OF REVIEW		SHEET NO: A1.0	



GROUND FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT JOBSITE AND SHALL NOTIFY ARCHITECT IF THERE ARE ANY OMISSIONS OR DISCREPANCIES.
- CONTRACTOR TO PATCH AND REPAIR ALL EXISTING PARTITIONS TO REMAIN.
- THE CONSTRUCTION SHALL NOT RESTRICT FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER OR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

FLOOR PLAN KEY NOTES

- F1 (E) MEN'S & WOMEN'S RESTROOMS TO REMAIN
- F2 (E) EXTERIOR EXIT DOOR TO REMAIN
- F3 (N) EXTERIOR ENTRY/EXIT DOOR

LEGEND

- EXISTING EXTERIOR WALLS TO REMAIN
- NEW INTERIOR PARTITIONS
- EXIT SIGN, SHADING INDICATES LIGHTED FACE, ARROWS INDICATED DIRECTION OF EXIT
- ACCESSORY AREA = 1,872 SF
- BATTING CAGE AREA = 3,392 SF
- CIRCULATION AREA = 1,606 SF
- TOTAL AREA = 6,870 SF
- AREA NOT IN SCOPE

TRIPLE CROWN BASEBALL

FOUNDATION
ARCHITECTURE - CONSTRUCTION

DATE: 03.15.2013

DRAWING SET: PERMIT SET (CUP)

SHEET TITLE:

FLOOR PLAN

DATE: 3.15.2013

SCALE: 3/32" = 1'-0"

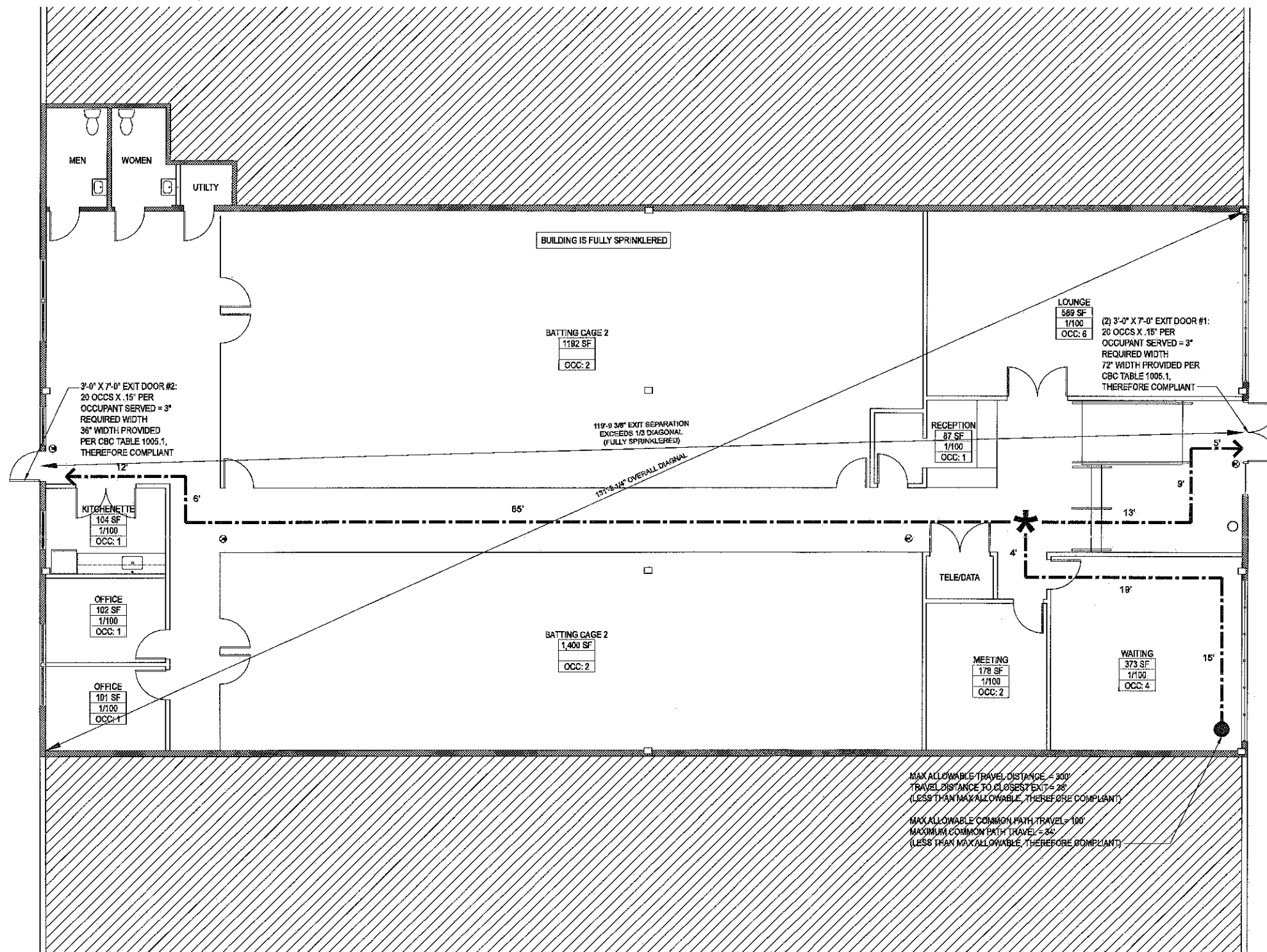
STAMP: [Professional Seal]

SHEET NO:

A1.1

3609 HAYDEN
CULVER CITY, CA 90232

11376 MATTESON AVE
LOS ANGELES, CA 90066
P 310.863.7263



GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT JOB SITE AND SHALL NOTIFY ARCHITECT IF THERE ARE ANY OMISSIONS OR DISCREPANCIES.

EGRESS PLAN SYMBOL LEGEND

- COMMON PATH OF EGRESS TRAVEL, PORTION OF TOTAL EXIT ACCESS WHICH THE OCCUPANTS TRAVEL BEFORE 2 SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO 2 EXITS ARE AVAILABLE.
- LOCATION OF INTERNALLY ILLUMINATED EXIT SIGN ABOVE OR ADJACENT TO DOORWAY. ARROWS INDICATE DIRECTION OF EXIT.
- POINT AT WHICH A CHOICE OF 2 EXITS BECOMES AVAILABLE
- OCCUPANCY GROUP PER CBC CHAPTER 3
- USE OF SPACE
- GROSS FLOOR AREA OF OCCUPANCY
- MAXIMUM FLOOR AREA PER OCCUPANT PER CBC TABLE 1004.1.1
- NUMBER OF OCCUPANTS

OCCUPANCY LOAD

DATE:	03.15.2013
SCALE:	3/32" = 1'-0"
STAMP:	ARCHITECT C. STANB ADRIAN ROBINSON 11.30.2013 STATE OF CALIFORNIA
SHEET NO.:	A1.2

TRIPLE CROWN BASEBALL

FOUNDATION
ARCHITECTURE + CONSTRUCTION

DATE:
03.15.2013

DRAWING SET:
PERMIT SET (CUP)

SHEET TITLE:

GROUND FLOOR
EGRESS PLAN

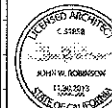
DATE:

3.15.2013

SCALE:

3/32" = 1'-0"

STAMP:



SHEET NO.:

A1.2

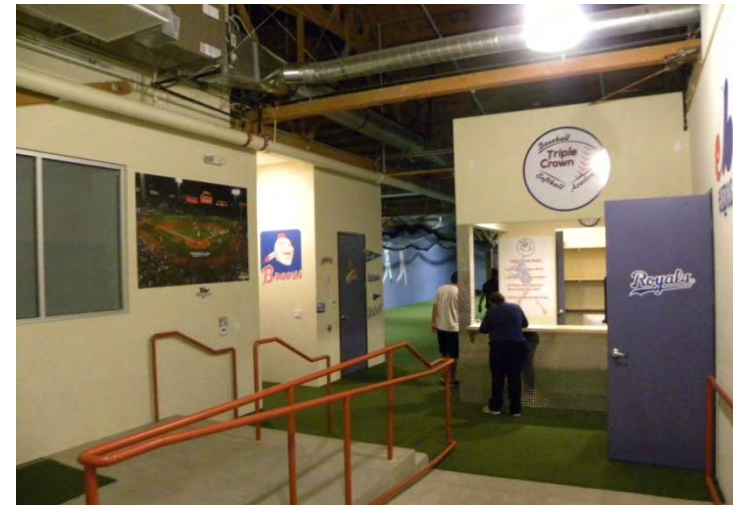
3800 LAYDEN
CULVER CITY, CA 90232

11736 MATTHESON AVE
LOS ANGELES, CA 90045
T. 310.933.7263

Photos of Existing Tenant Space – 3609 Hayden Ave



Exterior Storefront of subject space (North Elevation)



View of interior entry area (accessible door is to the right)



Bat rack within facility



View of interior – Looking from front of space at Cage 1 (as identified on floor plan)



View of interior – Looking from front of space towards Cage 2 (as identified on floor plan)



View of rear area – Looking from Cage 2



View of Parking area – Looking west towards the rear of the property, and residential properties beyond, from within the site
(Subject tenant space is to the left)



View of parking area – Looking east towards Hayden Avenue from inside the site

**PARKING AND TRAFFIC ASSESSMENT
TRIPLE CROWN BASEBALL ACADEMY PROJECT
3609 HAYDEN AVENUE, CULVER CITY**

Background

The Applicant, Danny Swartz, proposes to renovate and reuse manufacturing space for a baseball/softball training facility project known as Triple Crown Baseball Academy (TCBA). The manufacturing space is a currently vacant suite with 6,870 square feet and an address of 3609 Hayden Avenue. Attachment A is a vicinity map of the project site. The TCBA suite is one of several suites within a 31,970 square-foot manufacturing building located at 3601-3615 Hayden Avenue. One other suite, 3607 Hayden Avenue, with 5,400 square feet, is also vacant. The remaining suites are occupied. As a nonconforming use, 16 parking spaces are required for the building, which are provided on-site. Seven other on-site spaces are also available for building use.

Attachment B shows the project site plan. TCBA will have two batting cages, an accessory area and a circulation area, for a total of 6,870 square feet. The proposed hours of operation are 3:00 - 8:00 PM, Monday - Friday, and 9:00 AM - 7:00 PM, Saturday and Sunday. It is anticipated that TCBA's period of peak use on weekdays will be approximately 4:00 - 6:00 PM, while on weekends, it will be near or at peak use most of the day. Code parking for TCBA is calculated to be four spaces for the batting cages, six spaces for the accessory area and three spaces for the circulation area, for a total of 13 spaces. It should be noted that the 13 spaces required for TCBA is the same amount that would be required for a manufacturing use if it were to reoccupy the same area.

The project requires a Conditional Use Permit (CUP). In their review of the CUP application, City staff requested additional information regarding the parking supply, configuration and circulation; truck activity and circulation; and the safety of children in the drive aisle. In response to that request, Crain & Associates conducted a survey of on-site parking conditions and associated vehicular activity. This parking and traffic assessment has been prepared based on that survey.

On-Site Survey

Crain & Associates conducted the on-site survey on two days, Wednesday, October 30 and Friday, November 1, 2013, from 2:00 to 6:30 PM. This time frame bracketed the 4:00 - 6:00 PM period that TCBA is expected to be experiencing its peak use on weekdays. An on-site survey was also performed on Saturday, November 2, 2013, from 12:00 to 2:00 PM. On each survey day, at half-hour intervals, the number of vehicles parked along the north and west sides of the building were counted, including vehicles not parked in a striped space. These parked vehicles likely reflect the typical weekday and weekend parking demands for the existing building uses,

excluding the two vacant suites, i.e., 3609 Hayden Avenue, the TCBA suite, and 3607 Hayden Avenue. The surveyed parking demands are tabulated in Attachments C and D. It should be noted that while Attachment C includes and denotes construction vehicles, all of which were parked along the west side of the building, those vehicles are attributable to a temporary condition and not representative of the typical weekday parking demand of the building.

As indicated in Attachment D, no vehicles, including construction vehicles, were observed parked on-site on Saturday. Therefore, it has been assumed that the weekend parking demand, including Sunday, would be negligible for the building uses, other than the project.

The amount and type of existing parking spaces were also inventoried. It was confirmed that as depicted in Attachment B, there are a total of 23 angled-striped spaces, consisting of 16 spaces along the north side and seven spaces along the west side of the building. Fifteen of the 16 spaces along the north side are designated "Reserved" for specific suite addresses; the remaining space is designated for handicapped parking. Only one space is designated "Reserved" for 3609 Hayden Avenue and that is along the west side of the building. The six remaining striped spaces along the west side are undesignated. A loading zone is provided along the north side of the building, six spaces inward from Hayden Avenue.

The seven angled-striped parking spaces along the west side of the building are within a short, 20-foot-wide north-south roadway officially named Schaefer Street. This roadway functions more like an alley than a street and experiences minimal use. Hereafter, it will be referred to as an alley. The usability of the seven spaces along the west side of the building, as currently striped, is limited due to the constrained maneuvering area within the alley. No more than three vehicles at a time were observed parked in this area. All of them were parallel-parked, rather than angle-parked, in order to be minimize ingress-egress difficulties. Realistically, without a parking management plan, it is estimated that no more than five vehicles, all parallel-parked, could be parked at one time in this area. Therefore, under existing conditions, the effective on-site parking supply is estimated to be a maximum of 21 spaces, rather than 23 spaces.

It should be noted that the Applicant has secured two additional parking spaces beyond the 13 spaces required for the project. The two spaces are located in a nearby lot at 8511 Warner Avenue, approximately 400 feet to the east of the building. They will increase the effective parking supply to 23 spaces when TCBA becomes operational.

Vehicular Access and Roadway Conditions

All parking for the building is accessed via a two-way driveway on the west side of Hayden Avenue. This driveway becomes a drive aisle of variable width, which extends westerly for the length of the building. This drive aisle is also used by the adjacent ownership immediately to the north. The west end of the drive aisle "tees" into the aforementioned alley. This alley "dead-ends" approximately 300 feet north and 130 feet south of the east-west drive aisle.

Observations were made of the vehicular flow and activity on the east-west drive aisle, the north-south alley, and at their intersection. Any observed conflicts, maneuvering difficulties, safety or related issues were noted.

Parking Demand Evaluation

Attachment C shows that based on the two days of weekday observations, the highest average parking demand for the existing building uses, excluding the TCBA suite and the currently vacant 3607 Hayden Avenue suite, was 13 spaces at 3:00 PM. During the 4:00 to 6:00 PM period when TCBA is expected to be at its peak use, the average parking demand for the existing uses decreased to 11 spaces at 4:00 PM and four spaces by 6:00 PM. While there would be some overlapping of the TCBA and existing uses parking demands, this would occur during the mid-afternoon/early evening period when existing uses are largely through their workday and their parking demand is decreasing, while TCBA is starting its operation. Thus, the large majority of time that the existing uses are in operation, their use of parking spaces would not be impacted by TCBA. On the other hand, if a project were to have a parking demand profile that largely coincided with that of other uses on a site, it is likely that less unused parking would be available, and that there would be less opportunity for the parking to be used advantageously.

Attachment D shows that no vehicles were observed parked on-site on Saturday, which would indicate negligible parking demand for the existing uses on the weekend.

As no published information regarding parking demand rates for baseball/softball training facilities is available, parking demand estimates for the project were made based on the Applicant's familiarity with and knowledge of such facilities. It is estimated that for both weekday and weekend operations, the parking demand for TCBA patrons/visitors would range from three to five spaces during any hour, and that the peak parking demand for TCBA employees/staff would range from five to six spaces during any hour. Overall, the estimated hourly parking demand for TCBA would be eight to 11 spaces. For analysis purposes, the upper end of the range, 11 spaces, was used as the hourly peak parking demand for TCBA. It should be noted that this peak parking demand is less than the project's code requirement of 13 spaces.

It is estimated that when TCBA opens for weekday operation at 3:00 PM, its parking demand for that hour would be approximately 80 percent of the peak parking demand. From 4:00 to 6:00 PM when TCBA would be at its peak use, 100 percent of its peak demand would be expected to occur. After 6:00 PM on a weekday, the estimated parking demand would decrease to approximately 90 percent of the peak demand. On the weekend, it is estimated that TCBA's peak parking demand would remain steady at 11 spaces during most hours of operation.

Parking demands to account for the potential re-occupancy of 3607 Hayden Avenue with a manufacturing use were also estimated. These estimates were based on the same proportion of the parking demand of the existing uses relative to their occupied area.

Tables 1 and 2 show respectively the estimated weekday and Saturday hourly parking demands of the existing building uses, TCBA, re-occupancy of 3607 Hayden Avenue, and their total. As indicated in Table 1, the overall weekday peak parking demand would be 26 spaces during the 3:00 - 4:00 PM period. This demand would exceed the existing, effective on-site parking supply of 21 spaces by five spaces. Incorporating the two off-site spaces previously described, this shortfall would be reduced to three spaces.

On the weekend, it is estimated that the peak parking demand for TCBA would remain steady at 11 spaces during most hours of operation. The weekend parking demand for the building uses, excluding TCBA, would be negligible, as previously discussed. Therefore, practically speaking, as shown in Table 2, the weekend parking demand for the building would be an estimated 11 spaces, attributable solely to TCBA. This demand would be readily accommodated by the on-site parking supply.

The building owner has provided the Applicant written authorization allowing TCBA to use spaces reserved for other tenants when those spaces are not in use. It should also be noted that TCBA will have a reservation system, both on-line and by phone, which patrons will be encouraged to use as much as possible. This reservation system will allow TCBA to manage and coordinate patron demand, so that impacts to parking can be minimized. Furthermore, as many patrons will not be of age to have a driver's license, they most likely will be dropped off and picked up at the site by adult drivers. As most of these drivers would likely not be staying on-site, they would not be occupying parking spaces.

Traffic Flow and Vehicular Maneuvers Evaluation

The survey observed some drivers parked along the north side of the building backing out of their spaces and driving to the west end of the drive aisle to turn around. Nearly all of them made three-point turns at the intersection with the north-south alley, reoriented their vehicles and drove eastbound to exit onto Hayden Avenue. The other parkers made backing out and turnaround maneuvers in the vicinity of their spaces and drove eastbound to exit onto Hayden Avenue. Overall, drivers appeared to have little difficulty performing these maneuvers.

Traffic activity on the east-west drive aisle was low, which is consistent with the low trip generation of the existing uses. The limited accessibility of the internal roadways and their "dead end" configuration preclude their use by unrelated site traffic. No internal congestion, side-by-side conflicts, speeding, visibility or safety issues were observed or discovered,

**TABLE 1
ESTIMATED WEEKDAY PARKING DEMAND**

Hourly Period	Existing Uses (Except 3607 & 3609 Hayden Ave.) Parking Spaces	TCBA (3609 Hayden Ave.) Parking Spaces	Reoccupancy 3607 Hayden Ave. (5,400 sf) Parking Spaces ^a	Total Parking Spaces
3:00 - 4:00 PM (Project opens 3:00 PM)	13	9	4	26
4:00 - 5:00 PM	11	11	3	25
5:00 - 6:00 PM	9	11	2	22
6:00 - 7:00 PM	4	10	1	15
7:00 - 8:00 PM (Project closes 8:00 PM)	3 ^b	10	1	14

^a Estimated based on same proportion of parking demand for existing uses with 19,700 sf occupied area.

^b Average parking demand observed at 6:30 PM assumed for 7:00 - 8:00 PM.

**TABLE 2
ESTIMATED WEEKEND PARKING DEMAND**

Hourly Period	Existing Uses (Except 3607 & 3609 Hayden Ave.) Parking Spaces ^a	TCBA (3609 Hayden Ave.) Parking Spaces	Reoccupancy 3607 Hayden Ave. (5,400 sf) Parking Spaces ^a	Total Parking Spaces
9:00 - 10:00 AM (Project opens 9:00 AM)	0	9	0	9
10:00 - 11:00 AM	0	11	0	11
11:00 - 12:00 PM	0	11	0	11
12:00 - 1:00 PM	0	11	0	11
1:00 - 2:00 PM	0	11	0	11
2:00 - 3:00 PM	0	11	0	11
3:00 - 4:00 PM	0	11	0	11
4:00 - 5:00 PM	0	11	0	11
5:00 - 6:00 PM	0	11	0	11
6:00 - 7:00 PM (Project closes 7:00 PM)	0	10	0	10

^a As zero parking demand observed for existing uses on Saturday during 12:00 - 2:00 PM period, zero parking demand also assumed for existing uses for other Saturday hours and Sunday, and for 3607 Hayden Avenue Saturday and Sunday.

including near the suite for the project. One Federal Express and one UPS delivery vehicle were seen using the drive aisle on one survey day. No large trucks were observed on-site on any of the survey days. Also, trash trucks picking up trash at the site do so on Tuesday morning, which is outside the time that the project will be in operation.

Findings

- o The 13 parking spaces required for the project is the same amount that would be required for a manufacturing use reoccupying the same area.
- o The estimated peak parking demand for the project, 11 spaces, is less than the parking requirement of 13 spaces.
- o Due to their differing hours of weekday operation, the project's parking demand would not impact the parking demand of the building's other uses the large majority of time.
- o The effective on-site parking supply for existing conditions is 21 spaces. With the inclusion of the two off-site spaces that have been secured for the project, the effective parking supply would increase to 23 spaces.
- o The estimated overall peak parking demand for the project and the other building uses would be 26 spaces, which would be on a weekday and three spaces more than the 23-space parking supply.
- o With the other building uses having negligible parking demand on the weekend, the estimated peak parking demand for the site would be 11 spaces, attributable to the project.
- o Drivers generally have little difficulty performing maneuvers to access parking spaces, to turn around, and to otherwise circulate on-site.
- o Existing on-site traffic activity and flow is low, including truck traffic, with no observed congestion, conflict, visibility or safety issues.

Recommendations

In order to satisfy the peak parking demand of the building uses and TCBA, and to ensure that adequate vehicular access and flow and pedestrian safety are maintained, it is recommended that a Parking Access and Circulation Plan (the "Plan") be implemented. This Plan is conceptually presented in Attachment E.

The Plan illustrates the likely maneuvers for TCBA parking and drop-off/pick-up activities. Two personnel, who are symbolically shown, will assist with the parking, circulation and drop-off/pick-up activities, and ensure pedestrian safety. On weekdays, both personnel will be deployed from

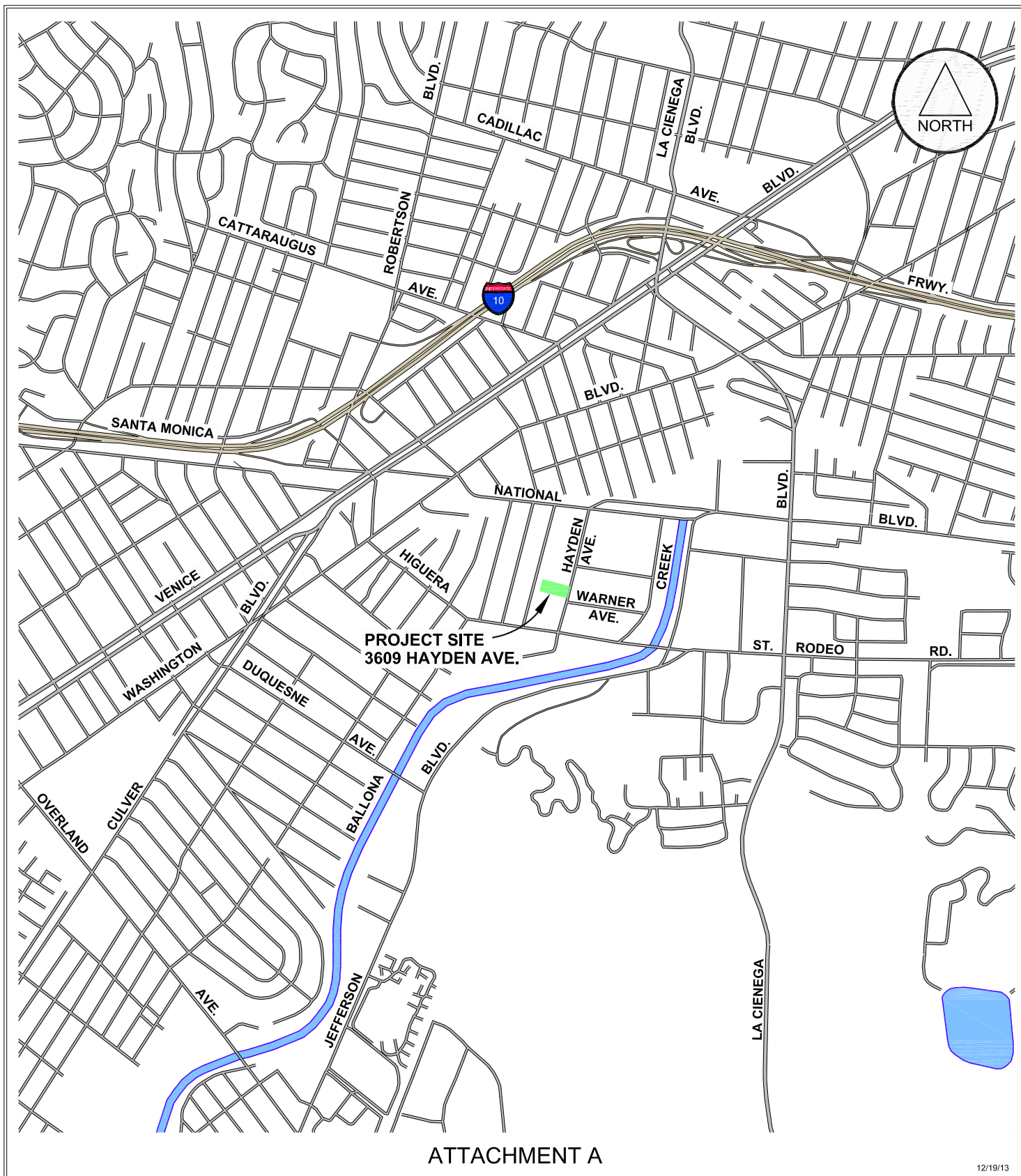
3:00 to 6:00 PM. If conditions warrant, their weekday hours will be expanded. Also, if conditions warrant, these personnel be deployed on weekends to provide the same assistance.

The Plan includes restriping the loading zone to create three additional parking spaces. Two spaces adjacent to the TCBA entry will be reserved for patrons/visitors. The Plan provides six spaces in the alley area on the west side of the building. Five of those spaces will be parallel spaces and another space will be side-by-side with the innermost parallel space. The two parallel spaces closest to the east-west drive aisle will be available for patron/visitor parking, with access assistance by parking personnel as needed. The four remaining, more interior spaces will be reserved for TCBA employee/staff who generally will be staying for longer periods and, therefore, their vehicles can remain parked in the same location for longer periods. In addition, as previously mentioned, the Applicant has two off-site spaces at the nearby 8511 Warner Avenue lot. Both spaces will be used for TCBA employee/staff parking. Therefore, in combination, these modifications and measures will increase the effective on-site parking supply from 21 to 27 spaces, which is more than the overall peak parking demand of 26 spaces.

The Plan also illustrates how patron/visitor “overflow” parking demand can be accommodated on the north leg of the alley, should the need arise due to higher than expected demand. Such overflow is expected to be infrequent and a temporary condition, with parking personnel moving any temporarily parked vehicle to a space closer to the building as soon as feasible.

Conclusions

- o With the implementation of the recommended Parking Access and Circulation Plan and related measures, 27 parking spaces will be provided, which will be adequate to satisfy the total peak parking demand of 26 spaces generated by the project and other building uses..
- o With the deployment of a parking valet/turnaround and a traffic safety drop-off/pick-up personnel as part of the Parking Access and Circulation Plan, adequate parking access, traffic flow and pedestrian safety will be maintained on-site.



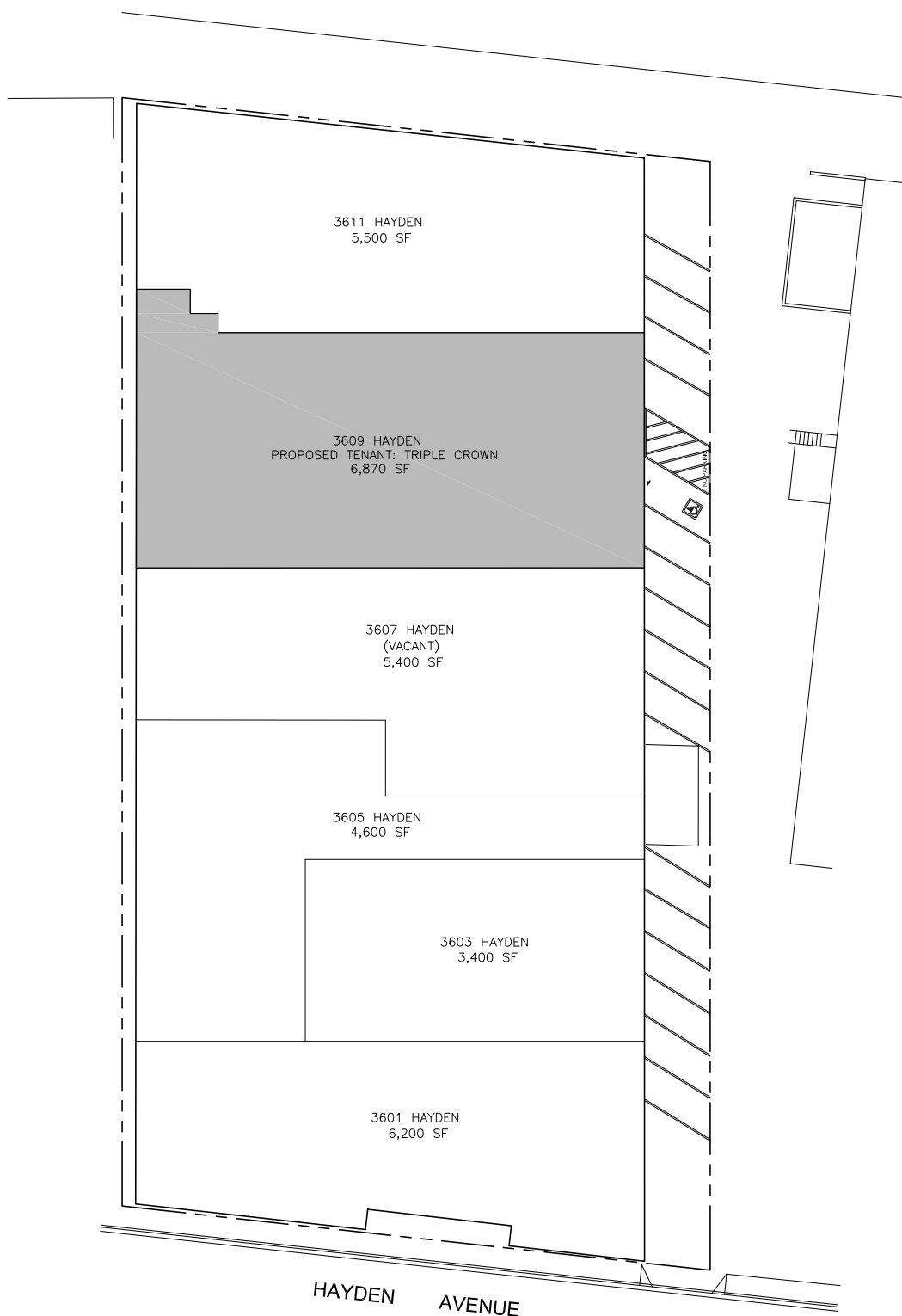
12/19/13

FN: HAYDENBATTINGCAGESCULVERCITY/SITE VICINITY

PROJECT SITE VICINITY MAP



Transportation Planning
Traffic Engineering
300 Corporate Pointe, Suite 470
Culver City, California 90230
PH (310) 473 6508 F (310) 444 9771
www.crainandassociates.com



HAYDEN AVENUE

ATTACHMENT B

12/19/2013

FN: HAYDENBATTINGCAGESCULVERCITYSITE PLAN

PROJECT SITE PLAN



Transportation Planning
Traffic Engineering
300 Corporate Pointe, Suite 470
Culver City, California 90230
PH (310) 473 6508 F (310) 444 9771
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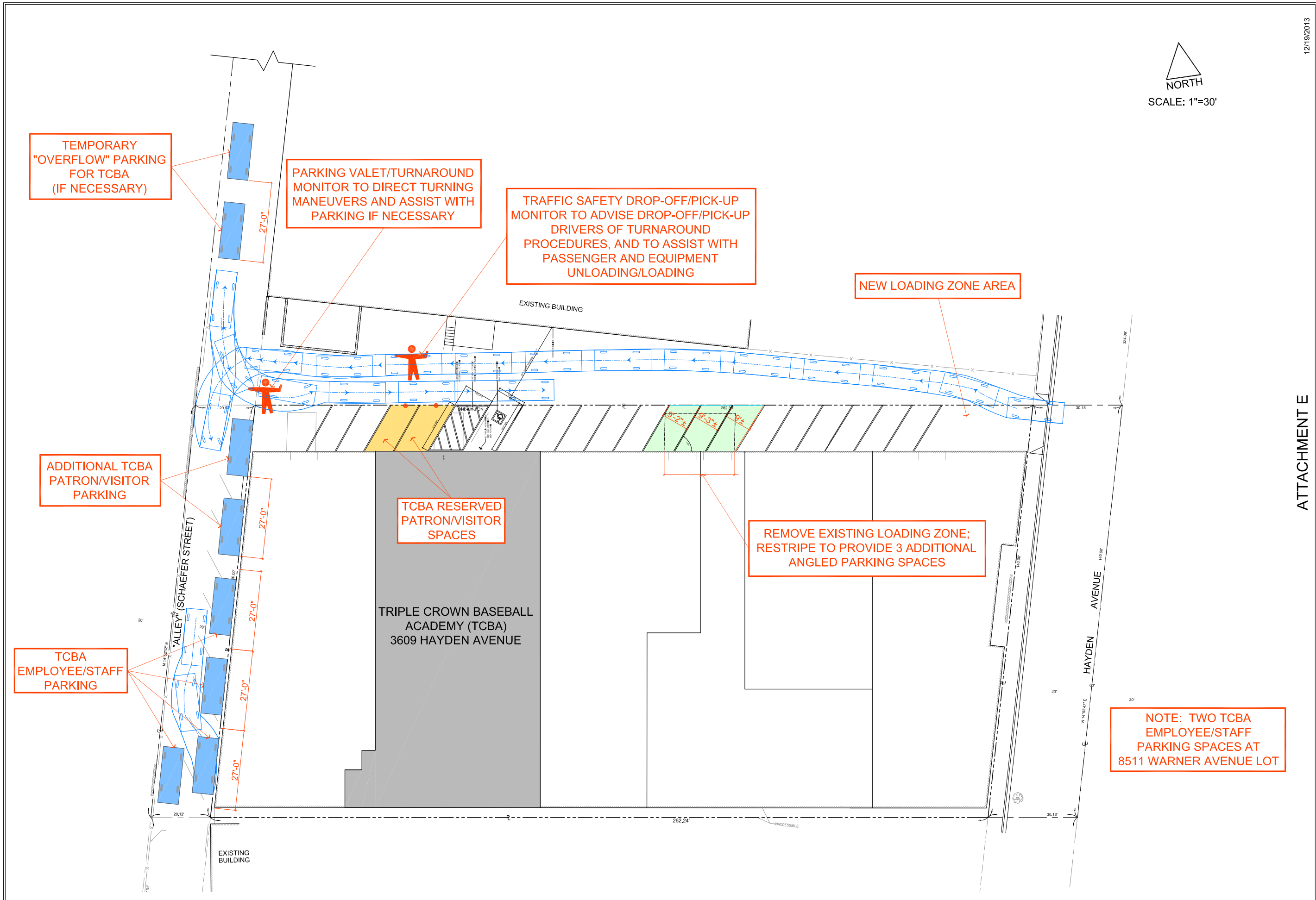
ATTACHMENT C
EXISTING PARKING DEMAND - WEEKDAY
3601 - 3615 HAYDEN AVENUE BUILDING
(3607 & 3609 HAYDEN AVENUE VACANT)

Time	Wednesday, October 30, 2013				Friday, November 1, 2013				Average			
	North Side		West Side	Total (Without Constr. Veh.)	North Side		West Side	Total (Without Constr. Veh.)	North Side		West Side	Total (Without Constr. Veh.)
	Parking Area	Loading Area	Parking Area		Parking Area	Loading Area	Parking Area		Parking Area	Loading Area	Parking Area	
At 2:00 PM	10	1	3*	11	7	0	2*	7	9	0	3*	9
2:30 PM	11	2	2*	13	11	0	2*	11	11	1	2*	12
3:00 PM	13	2	3*	15	11	0	1*	11	12	1	2*	13
3:30 PM	13	1	3*	14	10	0	1*	10	12	0	2*	12
4:00 PM	13	1	2*	14	7	0	1*	7	10	1	2*	11
4:30 PM	11	1	0	12	6	0	1*	6	9	0	1*	9
5:00 PM	10	1	0	11	7	0	1*	7	9	0	1*	9
5:30 PM	7	0	0	7	4	0	0	4	6	0	0	6
6:00 PM	5	0	0	5	2	0	0	2	4	0	0	4
6:30 PM	4	0	0	4	1	0	0	1	3	0	0	3

* Construction vehicles.

ATTACHMENT D
EXISTING PARKING DEMAND - SATURDAY
3601 - 3615 HAYDEN AVENUE BUILDING
(3607 & 3609 HAYDEN AVENUE VACANT)

Time	Saturday, November 2, 2013			
	North Side		West Side	Total
	Parking Area	Loading Area	Parking Area	
At 12:00 PM	0	0	0	0
12:30 PM	0	0	0	0
1:00 PM	0	0	0	0
1:30 PM	0	0	0	0
2:00 PM	0	0	0	0



ATTACHMENT E

217 Palos Verdes Blvd., suite 123
Redondo Beach, California 90277
888 311 6740 phone fax voicemail

Findings

1. Although this particular facility is related to the development of advanced baseball/softball professional and collegiate athletes, the proposed use is allowed within the subject zoning district through the approval of a Conditional Use Permit, and complies with all other applicable provisions of this Title and the Culver City Municipal Code, section 17.230.015, Table 2-8. Training facilities with the use of batting cages are defined under the CCMC definition of *Commercial Entertainment and Recreation: Indoor Amusement/Entertainment Facilities*.
2. The proposed use is consistent with the General Plan and any applicable Specific Plan, in that the Conditional Use Permit CUP P-2013102 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 the Zoning Code. A CUP is required for the proposed baseball and softball training facility with the use of batting cages for any property located in the Industrial General (IG) Zone per Culver City Municipal Code section 17.230.015, Table 2-8. The CUP will be reviewed for consistency with the General Plan and with the Zoning Code; therefore ensuring said consistencies are maintained.
3. The design, location, size, and operating characteristics of the proposed use are not only compatible but also beneficial to the existing and future land uses in the vicinity of the subject site, in that the hours of operation are primarily during nights and weekends when the area is unused and the size and design of the project have been carefully minimized to not intensify the use of the existing space more than that of a manufacturing use. Additionally, the proposed use is supportive of and works well with the other conditionally-permitted school use nearby as it begins operations at the close of the school's primary operations. The proposed use of the space is adequate in size and shape to accommodate the day-to-day operations that will provide advanced training within two batting cages and one pitching mound. The remodeled space accommodates training operations by implementing sound mitigation techniques above and beyond that allowed for the current manufacturing use. This includes sound-isolating double demising walls with multiple drywall layers to inhibit sound transmission. Additionally, cage areas have been centralized to further mitigate sound transmission, in that the front area of the space will be used for operations support and the rear of the space is designated for warm-up stretching, administrative offices and restrooms.

The site is existing nonconforming and various advanced safety and operational improvements have been implemented to upgrade the site to the fullest extent possible. The training activities will occur indoors, and all day-to-day operations including circulation, parking and drop-off/pick-up will only occur onsite. A Parking and Traffic Technical Assessment has been prepared by Crain and Associates, with strict user drop-off and pick-up requirements set in place so that users are not allowed to walk through the parking lot without an attendant present. During the hours of operation, two parking attendants will be present to monitor parking activities and escort users from the designated waiting area inside the building to the vehicles. Parking and passenger loading instructions will be posted both on the Triple Crown Baseball and Softball Academy website, as well as the building entrance. Instructions will also be given to parents upon first visit to the facility. Training sessions will be scheduled in advance through the Triple Crown Baseball and Softball Academy's online booking system, with no walk-in customers allowed. The west side of the building will be used as a staging area only during the hours of business operation, with no parking allowed. Delivery operations to the building have been improved with consolidation and relocation of the existing loading areas to the northeast side of the building, per the Parking and Traffic

Technical Assessment Exhibit E. Additionally, the applicant will work with the Public Works Department to determine if there is a more beneficial location for the existing refuse bin at the rear of the site.

The hours of operation will be Monday through Friday, from 3:00pm to 8:00pm, and Saturday and Sunday from 9:00am to 7:00pm. Weekday training sessions between 3:00pm - 6:00pm will be one-on-one only, and all club team training sessions and group events/clinics will only be held on Saturdays and Sundays, and after 6:00pm Monday-Friday. Per the Parking and Traffic Technical Assessment, there will be zero use of the building between the hours of 8:00am – 3:00pm Monday-Friday. The project will be subject to conditions of approval in order to enforce compatibility with adjacent uses.

4. The subject site is physically suitable for the type and intensity of use being proposed, as additional steps have been taken to ensure safe access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints. The proposed use will not adversely affect nearby properties and other building users, as various standards have been implemented to ensure safe drop-off and pick-up procedures, and operation of the proposed use will begin at the completion of the normal business day. The training activities will occur indoors only, and the remodeled space accommodates training operations by implementing sound mitigation techniques beyond that of the current manufacturing use. This includes sound-isolating double demising walls with multiple drywall layers to inhibit sound transmission. Additionally, cage areas have been centralized to further mitigate sound transmission, in that the front area of the space will be used for operations support and the rear of the space is designated for warm-up stretching, administrative offices and restrooms.

Next, all day-to-day operations including circulation, parking and drop-off/pick-up will occur onsite. A Parking and Traffic Technical Assessment has been prepared by Crain and Associates, with strict user drop-off and pick-up requirements set in place so that users are not allowed to walk through the parking lot without an attendant present. During the hours of operation, two parking attendants will be present to monitor parking activities and escort users from the designated waiting area inside the building to the vehicles. Parking and passenger loading instructions will be posted both on the Triple Crown Baseball and Softball Academy website, as well as the building entrance. Instructions will also be given to parents upon first visit to the facility. Training sessions will be scheduled in advance through the Triple Crown Baseball and Softball Academy's online booking system, with no walk-in customers allowed. The west side of the building will be used as a staging area only during the hours of business operation, with no parking allowed. Delivery operations to the building have been improved with consolidation and relocation of the existing loading areas to the northeast side of the building. Additionally, the applicant will work with the Public Works Department to determine if there is a more beneficial location for the existing refuse bin at the rear of the site.

The hours of operation will be Monday through Friday, from 3:00pm to 8:00pm, and Saturday and Sunday from 9:00am to 7:00pm. Weekday training sessions between 3:00pm - 6:00pm will be one-on-one only, and all club team training sessions and group events/clinics will only be held on Saturdays and Sundays, and after 6:00pm Monday-Friday. Per the Parking and Traffic Technical Assessment, there will be zero use of the building between the hours of 8:00am - 3:00pm Monday-Friday.

5. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located, in that the use is indoor only; various standards have been implemented to maximize safe drop-off and pick-up procedures; and the use promotes the overall health, well-being, and career interest of professional sports-related fields for children/young adults. The Hayden Tract area is vacated by a significant amount by 5:00pm Monday-Friday, with

very little activity on Saturday-Sunday. Triple Crown Baseball and Softball Academy has adjusted its hours of operations so that only one-on-one training will occur between 3:00pm - 6:00pm Monday-Friday, with all club team training sessions and group events/clinics held on Saturdays and Sundays, and after 6:00pm Monday-Friday.

Conditions

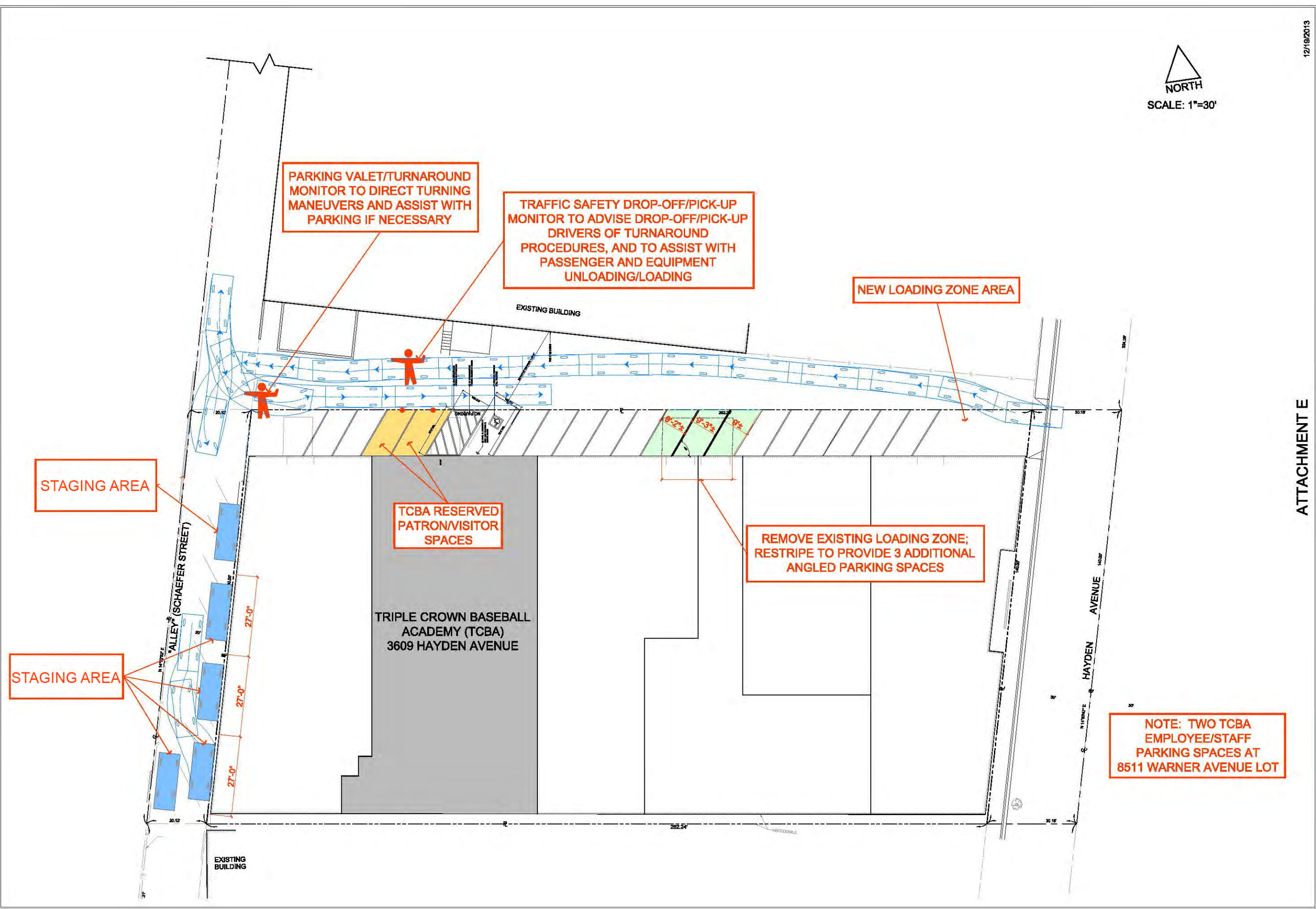
1. The hours of operation shall be Monday through Friday, from 3:00pm to 8:00pm, and Saturday and Sunday from 9:00am to 7:00pm. Weekday training sessions between 3:00pm - 6:00pm shall be one-on-one only. All club team training sessions and group events/clinics shall only be held on Saturdays and Sundays, and after 6:00pm Monday-Friday.
2. All training activities shall occur indoor only (no outdoor use).
3. The applicant shall maintain an agreement with the property owner to use two (2) offsite parking spaces at the CP Warner Parking Lot, located at 3528 Hayden Avenue, under parking permit numbers 1131 and 1132, or equal spaces to the City's satisfaction. These spaces will be used by employees and training professionals.
4. Training sessions must be scheduled in advance through the Triple Crown Baseball and Softball Academy's online booking system. No walk-in customers are allowed.
5. Parking and passenger loading instructions shall be posted both on the Triple Crown Baseball and Softball Academy website, as well as the building entrance. Instructions shall also be given to parents upon first visit to the facility. Triple Crown Baseball and Softball Academy shall communicate to parents and users the necessity of adhering to these instructions, emphasizing that the parking attendant shall be in charge of ushering clients. The parents shall not enter the site more than once to drop-off and once to pick-up.
6. No parking is allowed on west side of the building. This area may be used as a staging area only after 3:00pm and on weekends.
7. Delivery operations to the building shall be improved with consolidation and relocation of the existing loading areas to the northeast side of the building. Plans shall be submitted, approved and work completed and approved by the City Inspector prior to issuance of a Certificate of Occupancy.
8. A formal monitor procedure of the drop-off and pick-up system, by City staff or a City-designated consultant, shall occur within 12 months after final occupancy, for the purpose of observing the effectiveness of the drop-off/pick-up system and the actual traffic impact on Hayden Avenue.
9. All user drop-off and pick-up activity shall occur in designated parking or passenger loading spaces onsite, per Exhibit E of the submitted Parking and Traffic Assessment. No users are allowed to walk through the parking lot without an attendant present. No vehicles may be left unattended.
10. During operating hours, two parking attendants shall be present to monitor parking activities and escort users from the designated waiting area inside the building to the vehicles.

11. Passenger loading signage shall be placed at the 3609 Hayden entrance to ensure safe loading procedures. All proposed signs and locations shall be submitted for approval by the City Planner in accordance with CCMC regulations.
12. The applicant shall work with the Public Works Department to determine if there is a more beneficial location for the existing refuse bin at the rear of the site.
13. Parking lot will be restriped per permit 84883.
14. The sound mitigating demising walls have been constructed per the double demising wall partition detail on permit 84883, to isolate noise from other building tenants. All doors and windows shall remain closed during training sessions.
15. All users will sign a waiver upon each appointment to verify identification and understanding of TCBSA loading policy.

Operations

Triple Crown Baseball and Softball Academy (TCBSA) will offer state of the art training for both baseball and softball, in which the users can learn and advance their ball-playing skills. The facility will be staffed with former professional ball players and we will have a full time tutor to assist with homework needs. The facility will have two batting cages with programmable pitching machines, one dirt pitching mound, an agility and speed training area, a homework room, and a meeting room.

Triple Crown Baseball & Softball Academy will offer private one-on-one lessons by professional trainers. The pitching mound and batting cages are reserved by appointment through the TCBSA online booking system and are available for rental by the half hour and the hour. We also will take reservations for team rentals, school rentals and private events. Additionally, TCBSA will offer occasional weekend clinics for groups, which includes pitching clinics, catching clinics, base running clinics, speed and agility clinics. Clinics and group events will last one or two hours. TCBSA will be available for local neighborhood schools to rent during the facilities off hours.



ATTACHMENT E

12/19/2013
FN HAYDEN BATTING CAGESPKG-CIRC01

**PROJECT BRIEF
TRIPLE CROWN BASEBALL TRAINING ACADEMY
CUP P-2013102 AT 3609 HAYDEN AVENUE**

I. The existing manufacturing use requires 14 parking spaces per CCMC, and a typical manufacturing/production business will require a practical minimum of at least 14 spaces during conventional business hours.

- The existing space is approximately 6,870 sq. ft. and the required parking is 14 spaces at a 1 space per 500 sq. ft. rate, per the CCMC. While a existing manufacturing or a likely media production use will use the full 14 spaces, they will always exceed the 3-5 practical spaces needed & provided for individual, one-on-one, baseball training/instruction.

II. During the normal workweek hours of 8:00am - 2:00pm, the parking demand as baseball training is ZERO.

- The hours of operation as Baseball Training are Monday - Friday from 3:00pm - 8:00pm, and Saturday and Sunday from 9:00am - 7:00pm.

III. The one-on-one baseball training that will occur from 3:00pm - 6:00pm on weekdays will requires only 3 - 5 practical parking spaces for the two training cages.

- Based on the individual training in both cage areas, approximately 5 people will be onsite during this time: 2 clients, 2 trainers and 1 receptionist.
- Five practical spaces are provided: Three immediately adjacent at entrance, Two reserved staff parking at 3528 Hayden Avenue, under parking permit numbers 1131 and 1132 (see attached lease agreement)

IV. Team events vs. One-on-One training is limited.

- Team events are only weekdays after 6:00pm and on Saturdays and Sundays when the building parking demand is zero & Hayden Tract parking/traffic is least. As seen in attachment number 5 in the staff report, the parking demand during nonconventional business hours is zero.
- Although planning staff determined the parking spaces to the West are not "permitted", they exist and have a continuous history of building use. The use of these is limited only to practical staging/maneuvering but needed only for team event times. If restricted in future this use permit shall return to commission for review.
- Although the Planning Staff raised concerns in the report regarding onsite safety, several conditions have been proposed to increase the safety onsite which are equal or exceed similar permits in the area.

V. Entire 13 building onsite parking spaces are committed to Triple Crown Baseball Training Academy after conventional business hours.

- Attached agreement from property owner commits all onsite parking to Triple Crown Baseball training after conventional business hours.

VII. Two parking attendants will be present during operating hours to monitor safety, parking activities and escort users from the designated indoor waiting area to vehicles.

- Currently zero monitoring or assistance exists at the existing parking area.
- In addition, passenger loading signage shall be posted at the 3609 Hayden entrance and on the Triple Crown Baseball Academy website to ensure safe loading procedures.

Analysis of Findings

C. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.

The proposed use is compatible with other uses onsite and in the vicinity of the site in that **Triple Crown Baseball Training Academy operates during nonconventional business hours, thus relieving the parking demand during much of the conventional business day.** Staff suggested that a greater number of non-employee patrons will be visiting the site, but most patrons will be visiting the site after conventional business hours. **The extent of equipment loading/unloading is generally less than the other manufacturing businesses onsite that require large product deliveries.**

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.

Though the Planning Staff does not believe that the site is appropriate for Triple Crown Baseball Training Academy, **much of the users will be attending the business after conventional business hours. Per the Planning Staff picture as seen in Attachment 5, the site remains empty as the other onsite businesses operate during conventional business hours.** This provides for easier parking and circulation for Triple Crown Baseball Training Academy and provides relief for the onsite parking demand.

E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Per the proposed conditions from the applicant, **two parking attendants will be onsite to assist with loading/unloading business patrons during the hours of operation, thus increasing the safety onsite.**

Hayden Realty, LLC
P.O. Box 17779
Beverly Hills, CA 90209
Tel: 310.271.0400/ Fax: 310.271.6560

September 15, 2014

To Whom It May Concern:

This letter is to confirm that we have spoken to our tenants at 3601 - 3615 Hayden Avenue, Culver City, CA 90232 regarding the use of assigned parking spaces after business hours. All are in agreement that after business hours the assigned/reserved parking spaces can be used by Triple Crown Baseball and their clients.

Thank you,



Marvin Chanin
Managing Partner

Hayden Realty, LLC
P.O. Box 17779
Beverly Hills, CA 90209
Tel:310.271.0400/Fax:310.271.6560

June 17, 2014

To Whom It May Concern:

Attached please find our monthly CP WARNER PARKING invoice, paid monthly for Four (4) reserved parking spaces at the Warner Parking Lot.

Triple Crown Baseball has two (2) spaces at the lot. Their parking decal numbers are 1131 and 1132. These decals can be used by Triple Crown Baseball's guests and personnel.

Thank you,



Amanda Richardson
Property Manager
Hayden Realty, LLC
3601 – 3615 Hayden Avenue
Culver City, CA 90232



**CP WARNER LOT
PARKING PERMIT
EXPIRATION DATE**

JUNE 2014

PERMIT NO.

1131

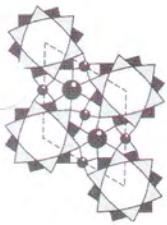


**CP WARNER LOT
PARKING PERMIT
EXPIRATION DATE**

JUNE 2014

PERMIT NO.

1132



CP WARNER PARKING

3528 HAYDEN AVENUE
CULVER CITY, CA 90232

INVOICE

TENANT: Hayden Realty, LLC
PO BOX 17779
Beverly Hills, CA 90209

Inv No: 1440062

Invoice Date: 5/15/2014

For Questions Contact
parking@samitaurconstructs.com

Late Fee: 6 % after 5 Grace Days

Terms: Payable on the 25th

Charge Date	Charge Type	Spaces	Rate	Description	Amount
6/1/2014	PARK	4.00	130.00	Parking at Warner	\$520.00

Total this Invoice: \$520.00

Please return lower portion with check

Record of Payment Check: 15937 Payee: CP Warner Parking 5/21/2014

4 spaces

520.00

Hayden Realty

Invoice 1440062

\$520.00***

ATTACHMENT NO. 3

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

November 12, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Smith Frost called the meeting of the Planning Commission to order at 7:02 p.m.

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

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Yvonne Hunt.

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Comments for Items NOT on the Agenda

Chair Smith Frost invited public input.

There were no cards received and no speakers came forward.

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Public Hearings

Item PH-1

Site Plan Review Modification, SPR-M P2013152 to allow modifications to a previously entitled project located at 700 and 701 Corporate Pointe to allow the development of a 281,400 Square Foot 7-Story Office Building and 9-Story 990 Space Parking Structure

Sol Blumenfeld, Community Development Director, provided background on the project and on the project site.

Thomas Gorham, Planning Manager, provided a summary of the material of record on the proposed project.

Discussion ensued between staff and Commissioners regarding traffic; corporate use; the larger plan; project entitlement; the updated traffic analysis; and requirements for levels of service.

Barry Kurtz, City Traffic Engineer, discussed increases in traffic; impacted intersections; the County definition of impact; the Culver City standard; improvements to some of the intersections in question; and traffic mitigation measures.

Additional discussion ensued between staff and Commissioners regarding intersections where impacts can not be mitigated; affects to residents and business; concern with consideration on a project by project basis; concern with gridlock; changes to the law; moving people out of cars and into other means of transportation; a suggestion to schedule a study session to examine taking an overview of the traffic issue; the project built by right in Los Angeles; the regional nature of the issue; encouraging public transit; entitlements for new development around the Transit Oriented Development site; an assertion that the issue is too large for Culver City to handle alone; changes to the plan; site plan related review issues; design; massing; use; size; total square footage; cumulative development; and impacts of the project.

Chair Smith Frost opened the public hearing and invited public input.

The following members of the audience addressed the Commission:

David Saeta, IDS Real Estate Group, discussed the changing demand for office space; types of office space; creative design from the ground up; individual access; sky bridges; he presented a video of the project; and he summarized features.

Discussion ensued between staff, Commissioners and the speaker regarding the proposed shuttle between the building and the Transit Center; bicycle parking and bicycle lanes; the flexibility of the caterpillars and the bridges; connectivity; the revised Schedule of Performance; estimated number of employees; parking; and public transit and alternate modes of transportation.

Steven Rose, Culver City Chamber of Commerce, reported on a previous presentation made by Mr. Saeta to the Chamber of Commerce, and he asserted that the project would begin a revitalization of the Fox Hills area.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding support for the project; the revitalization of the Fox Hills area; long-term planning; short-term pain for long-term gain; traffic issues; true mixed use; higher density housing; support for people not driving to work anymore; similar aspects to the Gensler building downtown; support for the proposed shuttle; connectivity; integration; the Chamber presentation; parking; use of outside space; re-envisioning Corporate Pointe; bringing attention to the area; circulation and traffic; operable doors and windows; heating and ventilation; sustainability measures; and bicycle parking.

David Saeta, IDS Real Estate Group, discussed LEED certification; bicycle parking; City requirements; and expanding for tenant demand.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION: APPROVE THE ADDENDUM TO THE CULVER CITY REDEVELOPMENT PLAN AMENDMENT AND MERGER FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("REDEVELOPMENT PLAN SEIR") (ATTACHMENT NO. 6) FINDING THAT THE MODIFIED PROJECT IS WITHIN THE SCOPE OF THE REDEVELOPMENT PLAN SEIR AND WOULD NOT RESULT IN ANY ADDITIONAL SIGNIFICANT IMPACTS, OR A SUBSTANTIAL INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED SIGNIFICANT IMPACTS,

THAT WOULD REQUIRE MAJOR REVISIONS TO THE PREVIOUSLY-CERTIFIED REDEVELOPMENT PLAN SEIR.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE SITE PLAN REVIEW MODIFICATION, SPR-M P2013152, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2014-P014 (ATTACHMENT NO. 1).

oOo

Item PH-2

Conditional Use Permit CUP P-2013102: Request to permit an Indoor Baseball Training and Batting Cage Facility at 3609 Hayden Avenue

Thomas Gorham, Planning Manager, provided a summary of the material of record and discussed the three findings that staff was unable to make that led to the recommendation of denial.

Gabriela Silva, Assistant Planner, discussed details of the staff analysis and issues with the proposed use.

Discussion ensued between staff and Commissioners regarding the document received from Southern California Land Use responding to issues raised; applicant receipt of the final staff report; timing; allowing Commissioners sufficient time to review information properly; allowing the applicant time to respond to the staff report; uses in the surrounding buildings; the traffic study; peak demand and usage for parking; zoning; parking under the current code; non-conforming parking; other uses; the community meeting; noise issues; traffic; mitigation; design solutions; circulation issues; extensive examination; public outreach; and easements.

Chair Smith Frost opened the public hearing and invited public input.

The following members of the audience addressed the Commission:

Darren Laureano, Southern California Land Use; expressed appreciation for the work done by staff; discussed hours of operation; the number of employees; tenant space; the permit; the brief provided; a suggestion to continue the matter to another meeting in order to allow Commissioners to review the

information; signatures of support; the community meeting; the shared benefit to the Hayden Tract; creative solutions to traffic; shared uses; the commitment by the building owner to provide exclusive use of all parking after 6:00 p.m.; safety; one on one training; the unique nature of the use; tax revenue; and relocating the loading space to the front.

Cindy Bailey, adjacent resident, indicated that she did not have a problem with the project; discussed traffic mitigation; private property; and appreciation to the applicant for working with adjacent residents.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff, Commissioners and Darren Laureano regarding parking; traffic; parking monitors; offsite parking spaces; the proposed tutor; overlap; the turnaround; conventional business hours; the proposed use vs. a manufacturing use; the opportunity for the Commission to improve conditions; carpooling; and the elimination of parking and traffic for six hours daily.

Additional discussion ensued between staff, Commissioners and project representatives regarding co-tenants on the property; clarification that the property owner was not present for the meeting; buy-in of the co-tenants regarding 100% of the parking use dedicated to the batting cages after 6:00 p.m.; whether operating hours would change; the nature of the business; clarification that the hours were conditioned; usage observed on a recent Saturday visit; traffic concerns; circulation; safety monitors; the construction permit for manufacturing uses; inspection and requirements for assembly usage; the stop work notice; code required changes; the business license; the zoning ordinance; design of space; proposed use; the maximum number of occupants; the revisional permit; the need for examination by the Building Division; the ability of users to make reservations online; the potential for changes; solid assumptions; the location of speed and agility lessons; necessary changes to the original plans; and key components.

Discussion continued between staff and Commissioners regarding the tone of the staff report; change of uses; speculations and assumptions of impacts; the zoning code; encouraging a variety of usage; physical limitations of the

site; imposing multiple conditions; other choices for the location; the dead end alley; safety concerns; the ability to provide offsite parking; the requirement of a parking plan in the Hayden Tract; and other parking alternatives.

Commissioner Wyant moved to deny the application. Commissioner VonCannon seconded the motion and the discussion continued.

Further discussion ensued between staff and Commissioners regarding appeal rights; the current lease on the facility; whether the applicant would want to try to work with staff further on the matter; considering a different version of the application; continuing the matter to a date certain; the process; options available; minimum standards for the project; zoning standards; and applying other development standards.

Commissioner Wyant withdrew his motion.

Discussion continued between staff and Commissioners regarding a request that when the applicant returns, any public information available on the website reflect what is being discussed; clarification that the business can not lawfully operate; examining traffic, drop off, circulation patterns and parking needs for similar facilities; scheduling; establishing a parking covenant with property owner buy-in; and irrevocable conditions.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER WYANT AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CONTINUE THE MATTER TO JANUARY 28, 2015.

o0o

Consent Calendar

Item C-1

Meeting Minutes

MOVED BY COMMISSIONER WYANT, SECONDED BY VICE CHAIR LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE THE MINUTES FOR THE OCTOBER 8, 2104 PLANNING COMMISSION MEETING.

o0o

Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings and agenda items.

Sol Blumenfeld, Community Development Director, discussed upcoming meetings; noted that restaurant size and parking requirements would be considered early next year; and he discussed a text amendment on automated parking City-wide.

o0o

Items from Planning Commissioners

Commissioner Wyant discussed upcoming his surgeries and recovery time.

Vice Chair Lachoff discussed No-Shave November and he encouraged support of men's health issues.

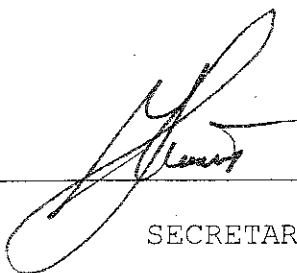
Commissioner VonCannon reinforced comments made at the recent City Council meeting in support of Operation Gratitude and he encouraged everyone to volunteer.

o0o

Adjournment

There being no further business, at 9:16 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, January 14, 2015, at 7:00 p.m. in the Mike Balkman Council Chambers.

o0o

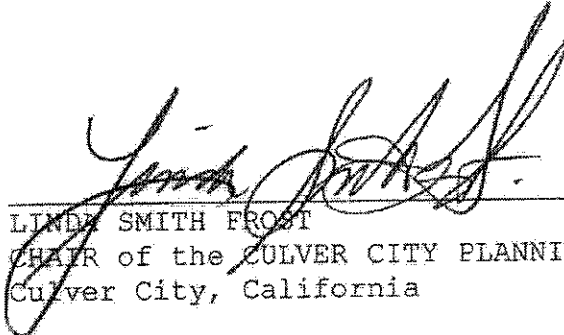


1/14/2015

YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

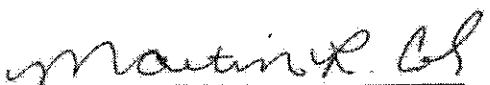
APPROVED

1/14/2015


LINDA SMITH FROST
CHAIR of the CULVER CITY PLANNING COMMISSION
Culver City, California

01/14/15

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.


Martin R. Cole
CITY CLERK

3 FEB 2015
Date

Gorham, Thomas

From: Daren Laureano <daren@sclanduse.com>
Sent: January 21, 2015 9:40 AM
To: Gorham, Thomas
Cc: Silva, Gabriela
Subject: Re: 3609 Hayden CUP

Thanks Thomas!

I included you & Gabriela on an email to Danny.

Daren Laureano, president
Southern California Land Use

Strategic Planning | Entitlements
LEED Certification | Permits

409 Pacific Coast Highway, suite 853
Redondo Beach, California 90277

888 311 6740 ph fx vm
310 606 9956 assistant

daren@sclanduse.com
www.southerncalifornialanduse.com

On Jan 20, 2015, at 2:04 PM, Gorham, Thomas <thomas.gorham@culvercity.org> wrote:

Daren,

I have not heard from you nor have I received any information from you regarding the CUP for Triple Crown Baseball at 3609 Hayden Avenue. I contacted you back in December to set up a meeting and never heard from you. As you know the item was continued by the Planning Commission to January 28th to allow you and your client to provide additional information, respond to issues and questions raised by the Commission and to offer any modification you felt would help address the issues and concerns. As the meeting is scheduled for next week and the Commission staff report is scheduled to go out tomorrow staff is in a position to recommend that the Commission deny the application as the applicant has not responded to the issues raised at the November 12th meeting not has the applicant provided any additional or new information.

Your options at this point are to 1) withdraw the application; 2) keep the item on the agenda for the 28th with no new information being presented to the Commission and a staff recommendation of denial; 3) ask for a postponement of the meeting on the 28th in order to have time to submit additional information to staff to review and analyze and re-notice the hearing for a later date.

Please advise me of your intentions as soon as possible.

Regards,

Thomas Gorham

Deputy Community Development Director/Planning Manager
City of Culver City
(310) 253-5727

Gorham, Thomas

From: Daren Laureano <daren@sclanduse.com>
Sent: January 21, 2015 9:38 AM
To: Danny Swartz
Cc: Silva, Gabriela; Gorham, Thomas
Subject: Re: 3609 Hayden CUP

Danny,

Below is an email from the Culver City Planning Manager, Thomas Gorham. Please confirm for him your preference of the three options below.

As we have not had the opportunity to meet with you regarding adjustments & additional staff information, my recommendation is to request postponement due to financial hardship for the meeting on the 28th to the following month in order to have time to submit additional information to staff to review and analyze and re-notice the hearing.

With your approval I will prepare a simple postponement request letter as good housekeeping for staff to include in the project file.

Daren Laureano, president
Southern California Land Use

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409 Pacific Coast Highway, suite 853
Redondo Beach, California 90277

888 311 6740 ph fx vm
310 606 9956 assistant

daren@sclanduse.com
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On Jan 20, 2015, at 2:04 PM, Gorham, Thomas <thomas.gorham@culvercity.org> wrote:

3) ask for a postponement of the meeting on the 28th in order to have time to submit additional information to staff to review and analyze and re-notice the hearing for a later date.

Gorham, Thomas

From: Gorham, Thomas
Sent: January 22, 2015 6:19 PM
To: PLANNING COMMISSION
Cc: Blumenfeld, Sol; Silva, Gabriela
Subject: January 28th Meeting

Dear Commissioners,

As you know the CUP for the Baseball Training Facility/Batting Cages at 3609 Hayden Avenue was continued from your November 12, 2014 meeting to January 28, 2015 in order to allow for the applicant to provide additional information, respond to issues and questions raised by the Commission and to offer any modification they felt would help address the Commissions issues and concerns. Since that date staff has not received any information from the applicant and has attempted to contact them on 3 occasions and including a call as late as 5:00 today to try to determine where they were with their response to the issues and asking if they have any additional information to provide to staff and the Commission.

Since we have not heard back from the applicant, we will be postponing the meeting and giving the applicant 30 days to provide any additional information they want to present to staff and the Commission. If staff receives the information during that time frame we will scheduled the item for a future meeting and send out a new public notice and present the new information to the Commission. If staff does not receive any additional information we will reschedule the hearing after 30 days and present the item to the Commission without any additional information for the Commission to make disposition of the CUP.

So no need to show up for the meeting next week. Please let me know if you have any questions.

Regards

Thomas Gorham
Deputy Community Development Director/Planning Manager
City of Culver City
(310) 253-5727

Gorham, Thomas

From: ds@dssports.net
Sent: January 23, 2015 12:54 PM
To: Daren; Gorham, Thomas
Subject: 3609 CUP

Daren,
It would be great to have an extension until the February meeting.

I think our new plan will be successful and I look forward to discussing it with the city prior to the commission meeting.

Thanks,
Danny Swartz

Sent from my iPhone

Gorham, Thomas

From: Gorham, Thomas
Sent: January 27, 2015 10:31 AM
To: 'ds@dssports.net'; Daren
Subject: RE: 3609 CUP

Daren and Danny,

We have cancelled the January 28th Commission Meeting. You have 30 days to provide any additional information you want to present to staff and the Commission. If staff receives the information during that time frame we will schedule the item for a future Commission meeting and send out a new public notice and present the new information to the Commission. If staff does not receive any additional information within the 30 days we will reschedule the hearing after 30 days and present the item to the Commission without any additional information for the Commission to make disposition of the CUP.

Please let me know how you intend to proceed. Also, I will need an official letter requesting the postponement of the January 28th hearing.

Thanks,

Thomas Gorham
Deputy Community Development Director/Planning Manager
City of Culver City
(310) 253-5727

-----Original Message-----

From: ds@dssports.net [mailto:ds@dssports.net]
Sent: January 23, 2015 12:54 PM
To: Daren; Gorham, Thomas
Subject: 3609 CUP

Daren,

It would be great to have an extension until the February meeting.

I think our new plan will be successful and I look forward to discussing it with the city prior to the commission meeting.

Thanks,
Danny Swartz

Sent from my iPhone

Gorham, Thomas

From: ds@dssports.net
Sent: January 27, 2015 11:29 AM
To: Gorham, Thomas
Cc: Daren
Subject: Re: 3609 CUP

Thanks Thomas!

We look forward to providing you and your staff with additional information.
I believe we would like to meet with you within the next two weeks.

Thanks,
Danny
310-490-9135

Sent from my iPhone

On Jan 27, 2015, at 10:30 AM, Gorham, Thomas <thomas.gorham@culvercity.org> wrote:

Daren and Danny,

We have cancelled the January 28th Commission Meeting. You have 30 days to provide any additional information you want to present to staff and the Commission. If staff receives the information during that time frame we will scheduled the item for a future Commission meeting and send out a new public notice and present the new information to the Commission. If staff does not receive any additional information within the 30 days we will reschedule the hearing after 30 days and present the item to the Commission without any additional information for the Commission to make disposition of the CUP.

Please let me know how you intend to proceed. Also, I will need an official letter requesting the postponement of the January 28th hearing.

Thanks,

Thomas Gorham
Deputy Community Development Director/Planning Manager
City of Culver City
(310) 253-5727

-----Original Message-----

From: ds@dssports.net [<mailto:ds@dssports.net>]
Sent: January 23, 2015 12:54 PM
To: Daren; Gorham, Thomas
Subject: 3609 CUP

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I think our new plan will be successful and I look forward to discussing it with the city prior to the commission meeting.

Thanks,
Danny Swartz

Sent from my iPhone

10/10/10 10:10 AM

Southern California Land Use

www.southerncalifornialanduse.com

409 N Pacific Coast Hwy, STE 853
Redondo Beach, California 90277
888 311 6740 phone fax voicemail

February 4th 2015

Gabriela Silva
Planning Department
9770 Culver Blvd
Culver City, CA 90232

RE: 3609 Hayden

Dear Gabriela,

This letter is to officially confirm our request for a continuation to a February planning commission meeting for 3609 Hayden due to financial hardship. The owner has experienced a challenge related to the length of time and carrying cost of the tenant space.

Thank you

Sincerely,

Daren Laureano, president
Southern California Land Use
daren@sclanduse.com