

MEETING DATE:

10/06/08

AGENDA ITEM:

Consideration of Approval of Proposed Development at
9919 Jefferson Boulevard as Consistent With the
Redevelopment Plan.

ATTACHMENTS

	<u>Pages</u>
1. Design for Development for the Jefferson Boulevard Industrial Area	1-21
2. Planning Commission Staff Report dated September 10, 2008	22-27
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Culver City Redevelopment Agency

**DESIGN FOR DEVELOPMENT
FOR
JEFFERSON BOULEVARD INDUSTRIAL AREA**

**Adopted
February 6, 2006**

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DESIGN FOR DEVELOPMENT JEFFERSON BOULEVARD INDUSTRIAL AREA

I. Purpose and Intent

The Culver City Redevelopment Agency (Agency) desires development of the Jefferson Boulevard Industrial Area (as shown in Exhibit A) to be of the highest quality and comprised of the best possible uses. The Agency encourages the introduction and growth of creative technology, office and clean industrial uses while facilitating the development of neighborhood serving uses.

The purpose of this Design for Development (DFD) is to provide guidelines for the future development of the area. This DFD is intended to set development and design controls necessary for the development or redevelopment of the "Jefferson Boulevard Industrial Area". In an effort to promote development that is appropriate to the area, the DFD encourages certain uses and prohibits others.

This DFD supplements, augments, and focuses the goals, policies and objectives of the various Planning and Redevelopment documents affecting this area. However, these standards are not inclusive of all applicable City procedures, provisions, regulations and requirements that may apply to the development of the area.

A. General Objectives

The Agency wishes to encourage development concepts that will:

1. Guide appropriate reuse of existing development while facilitating the creation of successful, viable and high quality new development;
2. Expand Culver City's economic base by attracting businesses and creating new employment opportunities;
3. Provide regional, local and neighborhood access to and from the DFD area without negatively impacting community character;
4. Protect and enhance community assets by guiding appropriate uses adjacent to existing businesses and residential neighborhoods; and
5. Establish development standards so that residential neighborhoods and businesses adjacent to and within the DFD area are not adversely affected by improvements and/or developments; and
6. Provide services and amenities to employees working in the area.

B. Special Controls

Consistent with the purposes of this DFD and pursuant to the authority of the Agency under Section 363 and 422 of the Redevelopment Plan for the Culver City Redevelopment Project, Component Area Nos. 3 and 4, the Agency hereby establishes the following controls and restrictions for development of the Jefferson Boulevard Industrial Area, which are in addition to applicable General Plan requirements and guidelines, Zoning and Building Codes, and other requirements of the Culver City Municipal Code (CCMC).

C. Definitions

For the purposes of this DFD, the following definitions shall apply: (For all other definitions in this DFD, refer to the definitions listed in Section 17.700 of the CCMC.)

1. **Approving Authority:** The entitlement process or ministerial action will determine the approving authority. For example, if a business tax certificate was processed by the Planning Division for a use not indicated in the DFD, the planner would be required to determine if the proposed business is a compatible use. For a discretionary project, the Agency would be required to make that determination.
2. **Development:** The physical alteration of any parcel or area of land, including buildings, structures, grading and other related changes by any private person or entity and/or by any public body or agency. (Applies to both public and private construction and development.)
3. **Green Building Standards:** Also known as LEED standards (Leadership in Energy and Environmental Design), Green Building standards encourage design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and their occupants via: 1) sustainable site planning; 2) safeguarding water and water efficiency; 3) energy efficiency and renewable energy; 4) conservation materials and resources; 5) indoor environmental quality; 5) innovation and design.
4. **Neighborhood Serving Uses:** Uses that are intended to serve the needs of adjacent residential neighborhoods and nearby businesses, such as cafes, coffee shops, markets, stationary stores, copy services and retail stores.

5. **Pedestrian Friendly:** A development style that promotes pedestrian interaction by emphasizing connectivity through walking and biking paths as well as visually interesting buildings, designs, and amenities.
6. **Short-Term Parking:** Shall be defined as not more than one hour.

II. Site Description

The Jefferson Boulevard Industrial Area DFD is within Component Areas Nos. 3 and 4 and generally includes the area along both sides of Jefferson Boulevard (see Exhibit A). This area is bounded on the northwest by Ballona Creek, on the northeast by the City's Transfer Station, on the southeast by the City limits, and on the southwest by Raintree Residential Complex. Culver City Park is outside of the Redevelopment Project Area and thus outside the DFD area.

As of today, existing uses in the DFD area include various warehousing and manufacturing uses, office uses, vacant industrial buildings, vacant land (10100 Jefferson Boulevard), public storage facility, an ecological institution, National Public Radio's west coast production office, architect offices, contractor businesses and a book distributor. The 10100 Jefferson Boulevard parcel (approximately 13 acres) is located in the DFD area and represents one of the largest vacant industrial-zoned parcels in the City.

This area is adjacent to single and multi-family residential and industrial uses. The development within the DFD area is intended to be compatible with and sensitive to the residential neighborhoods, as well as the existing industrial businesses.

III. Permitted and Prohibited Uses

A. General Provisions

Uses permitted in the DFD area shall be compatible with the General Plan, the Redevelopment Plan and the Zoning Code.

1. General Plan

The General Plan designates the area west of Duquesne Avenue as **Industrial** (southeasterly of Jefferson Blvd.) and **Light Industrial** (northwesterly of Jefferson Blvd.). The DFD area east of Duquesne Avenue (both south and north of Jefferson Blvd.) is designated as **Industrial**.

The Industrial designations are established to strengthen and protect successful existing uses while encouraging desirable and creative new developments. The industrial subcategories are designed and intended to address appropriate limits of industrial, commercial, studio and studio supporting activities, as well as access, parking, and aesthetic standards. Industrial and commercial uses can coexist when specific uses and design characteristics are analyzed for compatibility.

Maximum building intensity, specific types of use, and development standards shall be controlled by applicable provisions of the General Plan and Zoning Code.

Light Industrial. This designation allows a limited variety of light manufacturing and industrial uses that can be contained within wholly enclosed structures. Commercial uses are also allowed. It is designed and intended to protect adjacent residential areas while allowing clean, quiet industry, and commercial office uses. Residential uses are prohibited.

Industrial. This designation allows a variety of manufacturing and industrial uses, but precludes heavy industry. Outdoor activities would be limited to those that conform to standards for noise and odors as identified by the Noise Element and air quality guidelines. Commercial uses, particularly those that support or service daytime industrial employees, also would be allowed. Residential uses are prohibited. This designation is designed and intended to support and encourage industrial businesses as a valuable component of the City's economic base.

The DFD area east of Duquesne and south of Jefferson Boulevard is also within the area of the Baldwin Hills/Blair Hills Focused Special Studies Area.

The following policies of the General Plan guide the DFD for the Jefferson Boulevard Industrial Area and are especially pertinent to this particular area. The DFD is based on the General Plan as it currently exists or as amended in the future.

a) Land Use Element

- i. **Policy 5.A** Support and strengthen certain existing industrial areas by limiting commercial and

residential uses according to established guidelines.

- ii. **Policy 5.H** Encourage and support entertainment and media businesses by promoting Culver City's image as "Heart of the Screenland".
- iii. **Policy 6.G** Encourage the introduction of neighborhood-serving commercial and retail uses that serve the needs of nearby residential neighborhoods lacking such services.
- iv. **Policy 9.B** Continue to allow studio and studio-related uses in areas designated for certain commercial and industrial uses.

b) Circulation Element

- i. **Policy 1.G** Reduce access points and curb cuts on arterials through cross-access agreements between adjacent properties or lot consolidation incentives and requirements.
- ii. **Policy 3.G** Encourage large business, commercial centers and industrial parks to include bike lockers, or other secure bicycle storage and related facilities, to support bicycle commuting by employees.
- iii. **Policy 4.C** Provide safe and attractive pedestrian walkways/sidewalks which link streets and parking areas to the entrances of major developments.
- iv. **Policy 6.D** Allow shared parking for adjacent uses, where appropriate.

c) Noise Element

- i. **Objective 1. Land Use Compatibility** Ensure the compatibility of adjacent land uses with regard to noise sources and receptors.
- ii. **Policy 1.D** Investigate the opportunity to construct barriers to mitigate sound emissions where necessary and feasible.

- iii. **Policy 3.F** Limit truck movements to those arterials designed to handle the traffic, and those located farther from noise sensitive areas.

d) Open Space Element

- i. **Policy 3.B** Develop standards for commercial center or industrial park developments to provide open space on-site that is visible to the public from the street; consistent with urban design standards established as part of a Citywide Streetscape Master Plan.
- ii. **Policy 5.A** Provide urban design amenities such as plazas, courtyards, and extended sidewalks as part of new developments to visually enhance public accessways in commercial areas.

2. *Redevelopment Plan for the Culver City Redevelopment Project.*

The DFD area falls within Redevelopment Project Component Area Nos. 3 and 4. The Redevelopment Plan land use designation is Industrial and is consistent with the General Plan.

Sections 256, 363, 409, and 422 of The Redevelopment Plan apply:

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Component Area. Such controls may not relax the requirements of the Culver City Planning and Zoning Ordinance, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of Real Property that is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Component Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the

Component Area. The Agency will not approve any plans that do not comply with this Plan.

All construction in the Component Area shall comply with and meet or exceed all applicable state and local laws in effect from time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and the Planning and Zoning Ordinance of the City.

B. Encouraged Uses

In order to promote clean industrial uses, office development, and supporting neighborhood services and amenities, the Agency encourages the following uses in the DFD area west of Duquesne Avenue:

- Broadcasting Offices and Studios.
- Business Support Services.
- Commercial uses, including General Retail Stores, that support or service nearby employees.
- Corporate Headquarters.
- Creative Technology Uses.
- Expansion of existing conforming Uses.
- Food and Retail Uses accessory to a primary use on a parcel.
- Institutional facilities of international or national or regional stature that support tourism, business development and the local economy.
- General Retail Stores.
- Light Manufacturing (with support warehousing) uses.
- Office development, especially office development that incorporates the following characteristics or features to enhance the marketability of the project and to attract quality tenants:
 - a park-like, campus environment with abundant and well-landscaped parking;
 - large efficient floor plates to accommodate corporate clients/tenants;
 - convenient on-site retail and service uses and amenities (common meeting spaces for the tenants, convenient ancillary retail/services to support on-site employees and other employees in the area, such as a cafeteria or restaurant, deli, sundries, etc.) to enhance the quality of the project.
- Media Production (without Backlots/Outdoor Facilities).
- Medical Services – Offices/Clinics.
- Offices – Production.
- Research & Development.

- Restaurants – Counter Service and Table Service.

C. Prohibited Uses

1. Public and private projects shall not include any use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures. Within the DFD area, except with the approval of the City or Agency, there shall be no surface extraction of oil, gas, or other mineral substances, nor any ground opening or penetration for any purpose connected therewith within 500 feet of the surface.
2. The following uses are prohibited in the DFD area west of Duquesne Avenue:
 - Car Dealerships.
 - Car Washes.
 - Child Day Care Facilities, unless incidental to a company or business establishment. The facility must be situated on the site without conflicting with adjacencies and only children of employees may attend.
 - Construction, Storage or Maintenance Yards, including yards used for the servicing and maintenance of vehicles and equipment.
 - Mobile Home and Recreational sales.
 - Pawn Shops.
 - Recycling Facilities.
 - Residential Uses, except on previously undeveloped land (not including oil wells) that is zoned Planned Development with the approval of a Comprehensive Plan. Prior to the approval of a Comprehensive Plan, a General Plan Text Amendment allowing residential uses only on previously undeveloped Industrial designated land that is zoned Planned Development would also be required. Density shall be determined through the Comprehensive Plan and include a combination of detached single-family and multi-family housing. If the property has sufficient frontage as reasonably determined by the Agency, then a minimum of 5,000 square feet of commercial space along Jefferson Boulevard shall be provided.
 - Schools or Education Institutions for grades K-12.
 - Second-Hand Stores.
 - Vehicle Circulation or Distribution Centers.
 - Vehicle Fueling Station without Vehicle Repair or Service.
 - Vehicle Repair or Service Facilities.
 - Vehicle Storage Lots.
 - Vehicle Towing Services with or without Impounding.

- Warehouse Retail Stores.

3. The following restrictions apply to all uses in the DFD area:

- For restaurants and general retail stores exceeding 10,000 square feet (gross floor area), the approving authority is required to approve the proposed use.
- Each building and all machinery and equipment shall be so constructed, installed, and maintained, and the activity conducted either inside or outside of each building, shall be such that all noises, vibration, dust, odor, and other objectionable factors shall not be disruptive to residents and businesses located in the vicinity of the site as reasonably determined by the approving authority.
- Commercial, office and industrial condominiums shall not be subdivided to create parcel/open space less than 10,000 square feet in area.
- For new uses locating to the DFD area, the approving authority must reasonably determine that the use is compatible and appropriate with existing residents and businesses located in the vicinity of the site.
- All new developments by any private or public entity must be approved by the Agency.

4. Non-Conforming Uses:

- Non-conforming existing uses may remain, unless they have been abandoned or discontinued for a period of one year or more.
- The approving authority may administratively allow a non-conforming existing use to expand if the expansion does not conflict with the objectives of this DFD.
- Any use operated by the City of Culver City shall be allowed to operate and/or expand operation within the DFD area. City operated facilities shall to the extent practical comply with the basic guidelines of this DFD.

D. Sewage and Wastewater

Any use which does not comply with CCMC Section 5.02. (Sewers) or is determined by the Public Works Director/City Engineer to have a wastewater discharge which will adversely affect the City's sewerage system or generate wastewater with an unacceptable effluent quality shall not be permitted.

Any development within this DFD area shall meter their sewage if the existing sewage does not already pass through a City meter. This

requirement may be waived by the Public Works Director/City Engineer if applicable.

E. Significant Environmental Impacts

All public and private developments within the DFD area determined by the Agency to cause significant unmitigated environmental impacts shall only be permitted to the extent such development is the subject of a statement of overriding considerations made or approved by the Agency consistent with the procedures provided by applicable law for the approval of statements of overriding considerations.

IV. Development Standards

In addition to requirements set forth in Sections V-VII (below), the following development standards shall apply to all public and private improvements and/or development in the Jefferson Boulevard Industrial Area DFD.

A. Building Height and Development Setbacks

Structures in the DFD area shall be built to appropriate heights, subject to applicable requirements of the City Zoning ordinance.

As used herein, "height" shall be defined as in the Zoning Chapter of the CCMC.

Building and development setbacks shall be subject to the applicable setback requirements of the City Zoning ordinance.

B. Public Open Space

Ballona Creek bounds the northwest portion of the DFD area and has been established as a primary element of open space. Development adjacent to the Ballona Creek shall incorporate landscaping and Urban Open Space that is consistent and compatible with the open space features of Ballona Creek as approved by the City. As used herein, "Urban Open Space" shall mean all graded surfaces outside of building exterior wall lines that are open to the sky and not used for vehicular parking and circulation use.

C. Landscaping

Open spaces and areas adjacent to pedestrian activity centers shall be provided with amenities that reinforce pedestrian activities and alternative modes of travel. These include trees, shrubs, ground

plantings, pedestrian furniture, pedestrian and traffic lighting, berms, walls, sound attenuation devices, and decorative and safety fencing. Landscaping shall provide detail at eye level and cater to the pedestrian. All amenities shall be graffiti resistant to the extent possible.

To minimize light and/or glare impacts on nearby residential properties, appropriate landscaping is encouraged along the properties that border the south side of the Ballona Creek. Specific landscaping design shall be coordinated with the property owner and/or tenant to ensure visibility of the Ballona Creek when desired.

Landscaping shall be installed prior to the issuance by the City of any certificate of occupancy for any development.

D. Equipment Screening

1. *Building-Mounted*

All mechanical or electrical support equipment including but not limited to motors, compressors and air conditioning or heating units, and all vents, shafts, duct work, pipes and similar equipment or devices on or projecting through the roof or exterior walls of a building shall be screened from view from adjoining properties and rights-of-way by the primary or integral architectural features or elements of the building. Where primary or integral features are impractical, secondary screening devices or enclosures may be used.

2. *Ground-Located*

No mechanical or electrical equipment including but not limited to motors, compressors and transformers or any out-of-doors storage facility shall be located within a street-facing building setback area except within an underground vault. Elsewhere on the site all equipment, property and facilities shall be fully screened from view from adjoining properties and rights-of-way by solid walls with opaque gates and landscaping.

E. Architectural Design

1. *General Parameters*

This DFD aims to create an architecture that will highlight and augment the more generalized architectural design standards of the "Manufacturing/Sales District" of the City's Design and Physical Development Plan or other citywide design standards that may be adopted in the future which are applicable to the development.

2. *Jefferson Frontage Requirements*

Retail and restaurant uses that support or service nearby employees shall be visible or have signage visible from Jefferson Boulevard.

3. *Building Exteriors*

- a. Newly constructed buildings shall have exterior surfaces with primary or integral as opposed to secondary or applied architectural treatment and detailing.
- b. Existing buildings that are rehabilitated shall be done in such a way as to achieve a unifying design theme or motif.
- c. Each theme or motif as established in a. and b. above shall likewise be reflected in the exterior design treatment and detailing of all accessory structures or improvements, such as screening walls and signs.

4. *Building Siting and Window Placement*

Buildings shall be sited to minimize to the maximum possible extent any shade, shadow, light and/or glare impacts on nearby residential properties. Building windows shall be so located to reduce to the maximum extent possible any visual intrusion into residential properties.

5. *Signage*

Signage shall be subject to the applicable signage requirements of the City Zoning ordinance.

6. *Green Building Standards*

Green Building Standards are strongly encouraged and will be required, when and if the City adopts them into the Municipal Code.

F. Lighting

Lighting shall not adversely affect adjacent uses, especially nearby residential development. Lighting for all exterior building, grounds and accessory structures or improvements shall be designed, installed and maintained so as to be deflected down and away from adjoining properties and rights-of-way and screened from view.

Creative, energy efficient, low-maintenance lighting solutions shall be encouraged for private and public development.

G. Sound Attenuation

All uses within the DFD area shall comply with Culver City Municipal Code noise regulations (Chapter 9.07), and related standards of the General Plan Noise Element, which are hereby incorporated into this DFD. Pursuant to this DFD, public utilities or agencies operating under the authority of the Public Utilities Commission shall be subject to the provisions of the City's noise regulations and the noise standards of the General Plan Noise Element. All uses within the DFD area shall also comply to Section 9.07.055 of the CCMC regarding Amplified Sounds, which states that it shall be prohibited for any persons to operate a loud speaker or sound amplifying equipment for the purposes of transmitting messages, giving instructions or providing entertainment which is audible at a distance of fifty (50) feet or beyond the subject's property line without first filing an application and obtaining a permit as set forth in Chapter 9.07 Noise Regulations. ('65 Code, § 23-44.13).

Properties that border the creek shall be designed so that noise does not echo across the creek and disrupt nearby residential properties. Where necessary and feasible, construct barriers to mitigate sound emissions.

H. Motor Vehicle Air Quality Management

All development shall incorporate features required by Culver City's adopted Transportation Demand and Trip Reduction Measures, CCMC Section 7.05.015.

I. Public Art

All private and public development activities shall comply with the requirements established in the City's Art in Public Places Ordinance.

J. Parking

1. *Design and Development*

Off-street parking may be provided on surface (subject to the specifications listed below in section V.C.4), in above-grade and/or subterranean facilities. It shall be designed to minimize impacts on the community. This can be accomplished by:

- Parking above or below grade is preferable and highly encouraged.

- Appropriately integrating parking, with the first floor facing development and active uses.
- Incorporating the parking with other development.
- Creating an attractive exterior which also screens parked vehicles.
- Ensuring efficient use of parking by creating safe as well as clear and simple access.

Parking in the DFD area shall be sufficient as to eliminate any spillover parking into local neighborhoods and meet or exceed all City and Agency standards.

2. *Requirements*

All off-street parking shall be designed and constructed in accordance with City and Agency adopted standards, including the Revised Comprehensive Standard Conditions of Approval for Site Plan Reviews and other discretionary Planning and Zoning applications.

3. *Parking Structures*

Off-street parking may be provided by subterranean, or above grade parking structures. At least one level of any such structure shall be designed with floor heights to accommodate access routes to handicap and high occupancy vehicles (vanpools) as required by State law.

K. Security Features

Security requirements shall be achieved with minimal visual impact. Barbed wire or razor ribbon security fencing shall not be permitted.

V. Access and Circulation

A. Pedestrian Access

1. All pedestrian access shall be in accordance with Title 24 standards for accessibility for special needs persons.
2. Parking lots shall be designed to provide on site, inter-connecting pedestrian-ways that conveniently and directly facilitate safe pedestrian passage between buildings, parking, and open space areas.

3. Development within the DFD area shall incorporate appropriate pedestrian access in their designs. Consideration of pedestrian travel paths shall be paramount, even if the parking facility is not located within the DFD area.
4. Development shall be designed to protect and preserve the safety of pedestrians in the area.

B. Bicycle Access

1. The DFD area shall be a hospitable environment for bicyclists who are passing through and visiting the area.
2. Measures to improve connectivity and promote linkages shall be used by applying Caltrans and METRO bicycle design standards.

C. Vehicular Access

1. The number of driveways on all street frontages shall be kept to a minimum. The number, locations and width of driveways shall be subject to approval by the Public Works Director/City Engineer.
2. Loading, service and emergency vehicle facilities and accesses are encouraged to be distinct from general vehicular parking facilities and accessways.
3. Parking lots shall be designed so that a vehicle within a facility shall not have to enter a street to move from one location to any other location within the same parking facility.
4. Parking lots shall be located to the rear or underneath buildings. Notwithstanding, short-term parking may be located between the front property line and the primary building storefront/entry provided that the Public Works Director and Community Development Director approve such short-term parking in front, subject to the following determinations:
 - a) It will not create a negative impact on pedestrian and/or vehicle circulation;
 - b) It is appropriate to the uses on the site; and
 - c) It is designed to minimize any aesthetic impacts.

D. Traffic Mitigation Measures

Development of the Jefferson Boulevard Industrial Area pursuant to this DFD may result in additional traffic utilizing the local streets in the immediate area and adjacent arterial streets. In conjunction with submittal

of plans for Site Plan Review or other City permits, an applicant may be required to submit a circulation, parking and/or traffic impact analysis based on the City's *Criteria for Requiring Traffic Impact Studies for Proposed Developments*. As a result of any such traffic impact analysis, specific traffic mitigation measures may be imposed on new construction and rehabilitation and reuse of existing buildings in the DFD Area during the plan review and approval process. The requirement for traffic mitigation measures does not replace or reduce the payment to the City of the New Development Impact Fund Fee pursuant to City Council Resolution No. 83-R115, Chapter 33 H or Sections 15.06.010 – 15.06.055 of the CCMC, unless (as stated in the ordinance) the developer enters into a Development Agreement with the City and/or Agency.

E. Public Right of Way Improvements

All development proposals are subject to requirements for public right-of-way dedication, improvements for street and alley widening and/or reconfiguration, and/or other improvements that may reasonably be required by the Public Works Director/City Engineer with the development plans submitted. Any such street, alley, or sidewalk improvements shall be consistent with current City standards, the *Street Level Use Design Standards*, and any specific street improvement plans approved by the City and Agency and subject to the approval of the Public Works Director/City Engineer. Such improvements include, but are not limited to, sidewalks, street furniture, streetlights, street trees, alleys, parkway plantings, landscaped medians and bus shelters.

All proposals by any person or agency for construction or development within the DFD Area shall be subject to plan review, permit approval procedures, and environmental review as referred to in this DFD.

West Los Angeles College is planning to construct a street through the DFD area to provide vehicular access to Jefferson Boulevard. It is anticipated that this new street will intersect Jefferson Boulevard to align with the existing Leahy Street and that the lower portion of the road will be open to the public. The road should be substantially constructed per the Final Environmental Impact Report dated December 2004. Any future developer of an area surrounding the proposed access-way shall work in conjunction with West LA College to operate the road jointly for access to both new development and the college.

All proposals for public right of way improvements, including new streets, are subject to the approval of the City Public Works Director and the Agency.

VI. Fire Safety

Access shall be provided for Fire Department emergency vehicles and equipment to all structures and facilities subject to the approval of the Fire Marshal. Standard pre-fire floor plans as required by the Fire Marshal shall be submitted and approved prior to the issuance of any certificate of occupancy. Automatic sprinkler, alarm, smoke detector and/or other suppression systems may be required. Modification to water supply systems serving the area and/or site(s) may be required for new developments or rehabilitation projects in order to ensure sufficient water supply for appropriate fire protection as determined by the Fire Marshal.

VII. Plan Review Procedures

In the conceptual phase of planning a public or private project, early discussion with City Planning Division and Agency staffs is required to review the scope of the project and to clarify the City and Agency requirements, as applicable. Plans that have been prepared without having been previously discussed with City and Agency staffs before beginning design work may be subject to rejection.

Once plans for public and/or private developments are prepared by any person or agency, including any public agency, they shall be processed through the standard City and Agency review processes initiated with the City Planning Division, as applicable.

Such plans may be required to include a plot plan, parking plan, drainage plans, landscaping plans, floor plans, roof plans, pre-fire plans, sign plans and four-sided elevations for all proposed improvements. The development of sites and all public and private areas within the DFD Area shall only be carried out according to plans and drawings approved by the City, as applicable, and Agency in accordance with provisions of the Redevelopment Plan and any conditions of approval imposed in connection with such review(s).

A. New Construction

Plans for all new construction and/or additions to existing buildings and facilities proposed by any person or agency, including any public agency, shall require City and Agency review to ensure appropriate compliance with applicable City and Agency requirements, including the provisions of this DFD. This review process may be accomplished by City and Agency staff or it may include formal review by the Planning Commission, City Council and the Agency.

B. Rehabilitation

Plans for rehabilitation of existing buildings generally require administrative City review and approval prior to issuance of required building permits. This City review process incorporates Agency staff review of proposed plans to ensure compliance with the provisions of this DFD.

In each case, the Agency's Assistant Executive Director has the authority to modify any standards of this DFD if the modification substantially achieves the intent of this DFD.

When appropriate, notice to surrounding properties, community outreach, and opportunities for early public participation in the design and development process may be required and are always encouraged.

VIII. Environmental Review

Development of buildings, structures, and public and private facilities within the DFD Area shall be subject to specific environmental review as part of the applicable City and Agency review procedures. Such environmental review may include, but is not limited to, the following:

1. Completion of the City's Preliminary Environmental Information;
2. Traffic, circulation, and/or parking impact study for any development proposal as may be required by the City's *Criteria for Requiring Traffic Impact Studies for Proposed Developments*;
3. A soils investigation report to be filed with the Agency by the applicant identifying the status of soil contamination or other hazardous materials; or
4. Hydrology study detailing the impacts/compliance with the City's NPDES Phase II permit; or
5. Any additional review including a full environmental impact report or negative declaration.

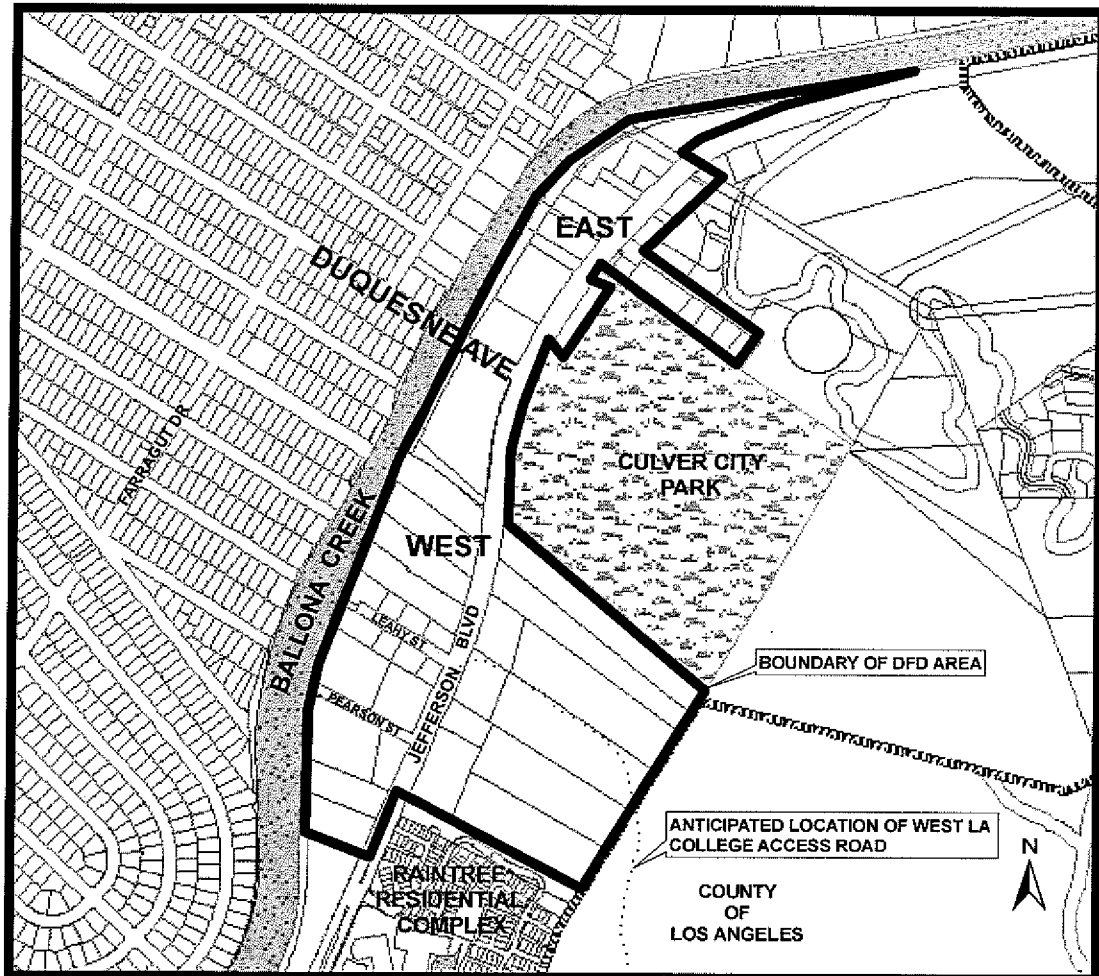
Cost for any such environmental review, consultants, and contract administration (if required) shall be paid by the property owner or developer.

IX. Responsibility for Securing Permits and Paying Applicable Fees

Nothing contained in this DFD or in subsequent agreements shall be construed in any way to exempt the developer, person or agency proposing the public or private development or facility (or his/her assignee, buyer, transferee, conveyee or lessee) from securing all permits and paying all fees required of developers of private property within the City of Culver City.

Exhibit A

SITE MAP
DESIGN FOR DEVELOPMENT
JEFFERSON BOULEVARD INDUSTRIAL AREA



Meeting Date: September 10, 2008	Item Number: PH-1
AGENDA ITEM: Site Plan Review, SPR P-2008024, Administrative Use Permit, AUP P-2008023, and Mitigated Negative Declaration for the Construction of an 113,463 GSF Office Complex with Tandem Parking at 9919 Jefferson Boulevard.	
Contact Person/Dept.: Sherry Jordan, Senior Planner/CDD	Phone Number: (310) 253-5746
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: On 7/23/08, a sign was posted on the site; on 8/20/08, notices were mailed to all the property owners and occupants, and interested parties within a 300-foot radius of the site. On 8/0X/08 a courtesy notice was sent to all property owners, occupants, and business within a 500-foot radius of the site extended to the end of the block, and interested parties; and the notice was emailed to the Master Notification List on 8/20/08.	
Planning Review: Thomas Gorham, Planning Manager 09/02/08	

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Mitigated Negative Declaration based on the Initial Study finding the project will not have a significant adverse impact on the environment provided certain mitigations are required; and
2. Approve Site Plan Review, SPR P-2008024, and Administrative Use Permit, AUP P200823, subject to the Conditions of Approval as outlined in Resolution No. 2008-P010 (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

Second Street Ventures, as applicant and owner, filed applications for a Site Plan Review and Administrative Use Permit for the construction of an office complex consisting of two three-story office buildings over subterranean parking. The 113,463 square feet of office is served by a central open courtyard and elevator area. The two-level subterranean parking structure will house 346 parking spaces with 71 tandem pairs (142 spaces) and bicycle

parking. A small lease area in the front of the building is planned for restaurant or retail space to serve the surrounding workforce and neighborhood.

General Information

Please refer to the Project Summary (Attachment No. 2).

Existing Conditions

The subject site, as outlined in the Aerial Photograph (Attachment No. 3), is located along Jefferson Boulevard, south of Duquesne Avenue and north of Leahy Street. The site is designated in the General Plan Land Use Element as "Light Industrial"; in the Redevelopment Plan Component Area No. 4 as "Light Industrial"; and in the Existing Zoning Map as "Industrial General" (IG). Additionally, the subject site is subject to the Design for Development for Jefferson Boulevard Industrial Area.

To each side of the subject property are one and two story office, industrial, and radio studio uses. Across Jefferson Boulevard are light industrial uses. Immediately to the rear of the site is Ballona Creek with one and two- family dwellings on the opposite side of the creek.

The site is relatively flat and has been cleared in anticipation of development. Pending development of the site a Temporary Use Permit has been issued to allow parking for movie production vehicles.

A review of City records for the site indicates a Site Plan Review was approved in October 2006 for the construction of a showroom/administration building and storage building for a roofing supply company. An extension of the Site Plan Review was administratively approved extending the approval to October 25, 2008. The property has since been sold to the current applicant who filed the subject Site Plan Review application. As the former Site Plan Review is still valid, a condition of approval is recommended that would declare the former Site Plan Review null and void upon the effective date of this Site Plan Review if approved.

DISCUSSION:

Land Use and Zoning

The proposed use and development is consistent with the General Plan designation of Light Industrial as the office use is permitted and can be contained within wholly enclosed structures designed to protect adjacent residential areas.

The proposed project is consistent with all applicable IG development standards pertaining to setback and height as well as all other Culver City Municipal Code (CCMC) requirements pertaining to landscaping, lighting and parking as outlined herein.

The proposed project complies with the Design for Development for Jefferson Boulevard Industrial Area (DFD). The DFD encourages office development with convenient on-site amenities and the project complies with the development standards.

Architectural Design

The architecture of the building would be described as contemporary with a warm color palette including red and orange accent panels. On the ground level, both buildings are

accessible on all four sides and augmented with landscape areas. An open space area has been created in the space between the two buildings.

The three floor levels are enclosed with a floor-to-ceiling glazed wall system that allows for visual transparency between the interior and exterior at the pedestrian level. On the second and third level the floor plates are cantilevered outside the building to create a walkway/balcony on all four sides of each building. This cantilevered walkway also acts as a shading device, filtering views from the street and moderating direct sunlight.

A screened modularized panel system will skin the front and rear elevations of the front building, portions of both sides of the front building, and a portion of the front elevation of the rear building. The modularized screen system is made of vertical insulated tempered glass units in varying height suspended from the floor and roof decks of the second and third floors. The glass units contain a colored plastic honeycomb material that gives it the red or orange color. Placing the panels at varying elevations maximizes views while also moderating direct sunlight. The front stairway facing Jefferson Boulevard is integrated into the façade screening system that angles from the front of the building and extends towards the street. The panel system on the front building is proposed to incorporate the red colored glass units and the rear building panel system would incorporate the orange units.

Landscaping

With the exception of the rear portion of the project, all the landscaping will be in planters over the subterranean parking structure. The planters in the outdoor courtyard (between the buildings) and within the front setback area along Jefferson Boulevard, will provide a complementary contemporary design element. Planters along both side property lines will provide vertical landscape screens.

The site consists of two tied lots. All development will occur on the largest of the lots fronting on Jefferson Boulevard. The second lot abuts Ballona Creek and will be entirely planted. Landscaping on this lot will incorporate trees that will enhance the views along the Ballona Creek bike path and the residential neighborhood across the creek. A wood deck is proposed in this area to provide an on-site open space seating area. The landscaping on this lot will meet the design principles established in the Ballona Creek and Trail focused Special Study as drought tolerant or low maintenance plants will be used and the general condition and appearance of Ballona Creek and trail will be improved.

Parking and Circulation

With the exception of a loading area all parking for the project is in the subterranean parking structure. The two-level structure will provide 346 parking spaces, 21 spaces over the 325 spaces required for the proposed development. The required handicapped and bicycle parking is also located in the subterranean parking structure. One loading space is located to the right side of the entrance of the subterranean parking. Retractable bollards would be located inward towards the courtyard to provide for maneuvering. The bollards would be lowered as necessary to provide Fire Department access into the courtyard area and large vehicle turn-around.

The applicant is requesting an AUP to allow tandem parking spaces (for the office uses) in the subterranean garage. Of the 346 spaces, 142 spaces (71 tandem pairs) will be in a tandem parking arrangement. The proposed tandem spaces meet the minimum dimensions of the Zoning Code and they are arranged to be no more than two spaces in depth. The Zoning Code requires that a valet or attendant be provided at all times that the tandem parking is accessible to users unless it is determined that the nature of the use and its operation will not require attendant parking.

With the proposed condition that each tandem pair is assigned to the same office tenant, it is not necessary to require that a valet or attendant be provided. The 204 non-tandem standard parking spaces shall be available for the restaurant space and visitors.

Traffic and Circulation

A traffic study was conducted for the project by Fehr & Peers/Kaku Associates (Attachment No. 4). The study examined 21 intersections near the project site in Culver City and Los Angeles. Analysis of projected cumulative traffic plus project traffic indicated the proposed project could create significant impacts at the following two intersections.

- Jefferson Boulevard & Duquesne Avenue (Culver City): The impact at this intersection would be mitigated with the addition of a second left-turn lane from eastbound Jefferson Boulevard to northbound Duquesne Avenue, modification of the southbound Duquesne Avenue approach to provide a left-turn lane, a shared left/through lane, and a right-turn lane, and the introduction of split phasing for the Duquesne approach, as shown in Figure 9 of the traffic study. The measures beyond the addition of the second left-turn lane from eastbound Jefferson Boulevard to northbound Duquesne Avenue are not necessary to mitigate the project's impact to below significant levels; however, after consultation with City staff, the applicant has agreed to modify the southbound approach to provide a left-turn lane, a shared left/through lane, and a right-turn lane, and to introduce split phasing for Duquesne approaches to contribute towards addressing flow and queuing issues along the Duquesne corridor.

To facilitate these improvements, the removal of eight parking spaces on the north side of Jefferson Boulevard would be necessary. These spaces, however, are not heavily utilized and displaced parkers could park on the other side of Jefferson Boulevard or on Duquesne Avenue as it continues up into Culver Park.

Additionally, Duquesne Avenue north of Jefferson Boulevard would be widened by removing approximately 10 feet of landscaping from in front of the City Transportation Facility parking structure along Duquesne Avenue leaving five feet of landscaping between the parking structure and the sidewalk. This will result in the elimination of the freestanding convex monument Transportation Facility sign on the northwest corner of Duquesne Avenue and Jefferson Boulevard. The applicant will be required to replace that sign with a sign of a type and location to the satisfaction of the Transportation Director.

This right-of-way improvement would begin from approximately the City Transportation Facility driveway. It would not require the removal of parking from Duquesne Avenue near the Ballona Creek bridge. All concerned City Departments have reviewed and approved the proposed improvements.

- La Cienega Boulevard and Fairfax Avenue (City of Los Angeles): The impact at this intersection would be mitigated by restriping southbound Fairfax Avenue to provide two left-turn lanes and a shared left/through/right lane as shown in Figure 10 of the traffic study. This mitigation could be accomplished without any street widening. This mitigation would reduce the project impact at this intersection to below a significant level.

Noise

As the proposed project would be located adjacent to the National Public Radio (NPR) facility a construction noise and vibration study was conducted to determine potential effects to the studio operations (Attachment No. 5). The study recommendations resulted in the noise mitigation measures as recommended in proposed Resolution No. 2008-P010.

NPR does not record/broadcast in the affected studios after 2:00 PM. The recommended conditions of approval would require the installation of temporary sound blankets on the windows of the studios and restricts drilling operations within fifty feet of the buildings until after 2:00 PM. Additionally, to reduce vibration transmission to the studios, the applicant would be required to excavate the first slot of excavation along the easterly property line adjacent to the NPR building. The applicant is also consulting with NPR to establish a noise mitigation plan. At the hearing the applicant can address the result of their discussions with NPR.

Construction of the project shall be subject to the hours of construction as outlined in the CCMC [unless otherwise modified by the Planning Commission]. The project shall be conditioned to require the use of construction equipment with state-of-the-art noise shielding and muffling devices. Both the applicant and City contact information shall be posted on the project site to direct individuals wishing to report noise and other construction activity complaints. Following occupancy of the site, the proposed project is expected to generate no more than the noise level consistent with other office complexes in the area. Therefore, no other special noise related conditions of approval are recommended.

Area Compatibility

The "Light Industrial" General Plan and Redevelopment Plan designations for the subject property are intended for clean, quiet industry, and commercial office use developments as proposed by the applicant. The Design for Development for the Jefferson Boulevard Industrial Area adopted by the Redevelopment Agency in February 2006, encourages office development, especially office development that incorporates a park-like campus environment, large efficient floor plates to accommodate corporate clients/tenants, and convenient on-site retail and service amenities (convenient ancillary retail services to support on-site employees and other employees in the area such as a restaurant, deli, sundries, etc.) to enhance the quality of the project.

The proposed building height at the subject site is consistent with that permitted on the subject site as well as on those neighboring properties, which are zoned IG. The project will provide adequate landscaping on the site, parking in excess of the code requirements, and with the implementation of the proposed traffic mitigation measures the traffic generated by the project is not anticipated to cause a significant impact to the existing or projected traffic levels in the area. In addition, upon completion of construction, the noise levels generated by the proposed office use will be relatively low. Therefore, the proposed development will be compatible with the uses in the vicinity.

CONCLUSION:

Staff has worked closely with the applicant from the project inception to guide its design in order to meet Zoning Code requirements, address potential community concerns, and create a commercial development that promotes area redevelopment goals. Based on the analysis contained herein staff believes the findings for Site Plan Review and Administrative Use Permit can be made as outlined in proposed Resolution No. 2008-P010 (Attachment No. 1) and recommend project approval.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Attachment No. 7) was prepared. Based on the Initial Study, staff determined the project would not have a significant adverse impact on the environment provided certain mitigation measures concerning construction noise and traffic are required and a Mitigated Negative Declaration was prepared (Attachment No. 8).

ALTERNATIVE OPTIONS:

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

1. Approve the proposed project with the recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the proposed project with additional and/or different conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the proposed project if the applications do not meet the required findings.

ATTACHMENTS:

1. Resolution No. 2008-P010
2. Project Summary
3. Aerial Photograph
4. Traffic Study for 9919 Jefferson Boulevard, file dated September 2, 2008
5. January 4 and August 15, 2008, letters to Second Street Ventures from Veneklasen Associates, acoustics consultants
6. CEQA Initial Study
7. CEQA Draft Negative Declaration
8. Preliminary Development Plans file dated September 2, 2008
9. Materials Board [to be on display at the meeting]

SJ/sj

ATTACHMENT NO. 3

ARCHITECT'S RENDERINGS OF 9919 JEFFERSON BOULEVARD

