

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 11/3/2008	Item Number: A-2
AGENDA ITEM: Approval of Proposed Development at 9919 Jefferson Boulevard as Consistent With the Redevelopment Plan.	
Contact Person/Dept.: John Fisanotti	Phone Number: (310) 253-5767
Fiscal Impact: Yes ☐ No ☒	General Fund: Yes ☐ No ☒
Public Hearing: ☐	Action Item: ☒ Attachments: ☒
Public Notification: All parties previously notice by the Planning Division (October 20, 2008) and Master E-Mail Notification List (October 29, 2008)	
Department Approval: Sol Blumenfeld (10/23/08)	Executive Director Approval: Jerry B. Fulwood (10/30/08)
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (10/29/08)	

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency ("Agency") find that the development proposed for 9919 Jefferson Boulevard is consistent with the Redevelopment Plan and the Design for Development for the Jefferson Boulevard Industrial Area.

BACKGROUND:

This item is presented to the Agency for consideration because, pursuant to Section 255 of the Redevelopment Plan for Component Area No. 4, which states in part, "No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except with the approval of the Agency...: The implementing policy adopted by the Agency requires any private new construction within the Culver City Redevelopment Project, which must go before the Planning Commission or City Council for approval, must also be reviewed by the Agency for conformity to the Redevelopment Plan and any other applicable development controls adopted by the Agency.

The property at 9919 Jefferson Boulevard (the "Site") is located in Component Area Number 4 of the Culver City Redevelopment Project (the "Redevelopment Project"). The Site is also within the boundary for the Design for Development for the Jefferson Boulevard Industrial Area (the "DFD"), which was adopted on February 6, 2006. The DFD is provided as Attachment Number 1.

The Site, which is currently unimproved, has been acquired for development by Second Street Ventures. Second Street Ventures proposes to construct two three-story office buildings totaling 113,463 square feet and a two-level subterranean

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parking structure with capacity for 346 cars. On September 10, 2008, the Planning Commission approved a Site Plan Review and an Administrative Use Permit by a vote of 5-0. Attachment Number 2 is a copy of the Planning Commission staff report, which contains a more detailed description of the project. Attachment Number 3 contains architectural renderings of the proposed structures.

DISCUSSION:

The Redevelopment Plan for this location calls for Light Industrial uses. An office is a permissible use within the Light Industrial designation. The DFD contains more detailed use and development criteria for new construction. The proposed project also conforms to the DFD as follows (page references are to the DFD):

- Under Purpose and Intent, the DFD states, “The Agency encourages the introduction and growth of creative technology, office and clean industrial uses while facilitating the development of neighborhood serving uses.” (Page 3)
- General Objective Number A-2 of the DFD is to “Expand Culver City’s economic base by attracting businesses and creating new employment opportunities.” (Page 3)
- General Objective Number A-6 of the DFD is to, “Provide services and amenities to employees working in the area.” (Page 3)
- Policy 3.g. of the DFD states: “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.” (Page 7)
- Policy 5.a. of the DFD states: “Provide urban design amenities such as plazas, courtyards, and extended sidewalks as part of new developments to visually enhance public accessways in commercial areas.” (Page 8)
- Policy 6.g. of the DFD states: “Encourage the introduction of neighborhood-serving commercial and retail uses that serve the needs of nearby residential neighborhoods lacking such services.” (Page 7)
- In the list of Encouraged Uses in the DFD, it states: “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

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cafeteria or restaurant, deli, sundries, etc.) to enhance the quality of the project.” (Page 9)

- In the list of Encouraged Uses, it further states: “Commercial uses, including General Retail Stores, that support or service nearby employees” and “Food and Retail Uses accessory to a primary use on a parcel.” (Page 9)
- Section III (C) (3) of the DFD states: “Each building and all machinery and equipment shall be so constructed, installed, and maintained, and the activity conducted therein 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.” (Page 11)
- The Development Standards section of the DFD requires the building height and setbacks to comply with the City’s Zoning Code. (Page 12)
- Under the Public Open Space section of the DFD, open space and landscaping is required for development adjacent to Ballona Creek. Under the Landscaping Section the DFD, states: “Open spaces and areas adjacent to pedestrian activity centers shall be provided with amenities that reinforce pedestrian activities and alternative modes of travel.” (Page 12)
- The DFD requires that all equipment be screened from view. (Page 13)
- The DFD requires that retail and restaurant uses that support or service nearby employees shall be visible or have signage visible from Jefferson Boulevard. (Page 14)
- The DFD requires that newly constructed buildings shall have exterior surfaces with primary or integral as opposed to secondary or applied architectural treatment and detailing. (Page 14)
- The DFD requires that buildings shall be sited to minimize to the maximum extent possible any shade, shadow, light and/or glare impacts on the nearby residential properties. Building windows shall be so located to reduce to the maximum extent possible any visual intrusion into residential properties. (Page 14)
- The DFD requires signs to be in compliance with the Municipal Code. (Page 14)
- The DFD states: “Green Building Standards are strongly encouraged and will be required, when and if the City adopts them into the Municipal Code.” (Page 14)
- The DFD requires that: “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. (Page 14)
- The DFD requires all projects of this size to comply with the Transportation Demand and Trip Reduction Measures in the Municipal Code. (Page 15)

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- The DFD requires all projects to comply with the City's Public Art Ordinance. (Page 15)
- In regards to parking, the DFD states:
 - "Parking above or below grade is preferable and highly encouraged;" and,
 - "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;" and,
 - "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;" and,
 - "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." (Pages 15-16)
- The DFD states: "Security requirements shall be achieved with minimal visual impact. Barbed wire or razor ribbon security fencing shall not be permitted." (Page 16)
- The DFD states: "All pedestrian access shall be in accordance with Title 24 standards for accessibility for special needs persons." and, "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." (Page 16)
- The DFD states: "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" and, "Loading, service and emergency vehicle facilities and accesses are encouraged to be distinct from general vehicular parking facilities and accessways." and "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." and "Parking lots shall be located to the rear or underneath buildings." (Page 17)
- The DFD requires: "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." (Page 19)

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The proposed project complies with all of the above points and, therefore, a finding that the project is consistent with the Redevelopment Plan and DFD is warranted.

On October 6, 2008, at the request of an Agency member, copies of supplemental documents from the Planning Commission agenda packet were distributed. Members were requested to keep the supplemental documents in case they wish to refer to them for this item.

This proposed development has generated some discussion about the reduction in curb side parking that will be occurring in the vicinity, largely because of the new access road from West Los Angeles College. The Planning Commission, when it approved the proposed project, included in its Resolution No. 2008-P010, Condition of Approval No. 93, which requires any parking spaces removed as the result of the installation of an additional left turn lane from Jefferson Boulevard to Duquesne Avenue to be relocated to the vicinity of Culver City Park, subject to the approval of the City Engineer and the Parks, Recreation and Community Services Director.

FISCAL ANALYSIS:

Presently, this currently vacant Site generates minimal tax increment to the Agency. Development of the Site would increase the Agency's tax increment significantly as the development will trigger a re-assessment based upon the value of the improvements (estimated at \$40,000,000). The property tax levy of one percent in the first year would yield \$400,000. Revenue to the City (gross receipts tax from the businesses within the structures and the utility tax) is estimated at \$71,700 per year for a structure of this size. Should this development receive Agency approval, it is expected construction would be completed in August of 2010, with Agency tax increment and City revenues being realized beginning in Fiscal Year 10-11.

ATTACHMENTS:

1. Design for Development for the Jefferson Boulevard Industrial Area
2. Planning Commission Staff Report dated September 10, 2008
3. Architect's Renderings
4. Supplemental Material from the September 10, 2008 Planning Commission Agenda Packet (distributed previously on October 6, 2008)

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MOTION:

That the Redevelopment Agency:

Approve the development proposed by Second Street Ventures at 9919 Jefferson Boulevard by finding that the proposed development conforms to the Redevelopment Plan and the Design for Development for the Jefferson Boulevard Industrial Area.