



Culver CITY

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PLANNING COMMISSION MEETING AGENDA WEDNESDAY, SEPTEMBER 10, 2008

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.

MEETING INFORMATION

Planning Commission meetings are regularly scheduled for the second and fourth Wednesdays of every month. Planning Commission Agenda information is available 72 hours before each Planning Commission meeting via a tape recorded message by calling 310-253-5741.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Comcast subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/citygov/netcast.asp>.

ALD

Assisted Listening Devices are available through the Secretary.



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AGENDA
Planning Commission
Wednesday, September 10, 2008
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

David Rockwell, Chair
John Kuechle, Vice Chair
Linda Smith Frost, Commissioner
Marcus Tiggs, Commissioner
Anthony Pleskow, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARING

PH-1 Site Plan Review, Administrative Use Permit, and Mitigated Negative Declaration for the Construction of a 113,463 GSF Office Complex with Tandem Parking located at 9919 Jefferson Boulevard.
(Staff Report: Sherry Jordan (310) 253-5746). **Approve.**

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. Secretary's Report. ***Approve Report.***

C-2. Approval of Minutes of August 7, 2008.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

**Next Planning Commission Meeting
September 24, 2008
7:00 PM**

Upcoming Public Meeting Schedule –Tentative – 2008

Date	Day	Time	Location
<i>City Council</i>			
<i>September 22</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>September 15</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>October 1</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>October 14</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>October 7</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>September 24</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

- Meetings may be added or changed.
- Times and date may be changed.

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: [X]	Action Item: [] Attachments: [X]
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