

ATTACHMENT NO. 5

October 15th, 2018

Sol Blumenfeld
Community Development Director
City of Culver City
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Culver City, CA 90232

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RE: Conjunctive Points Warner Development, LLC ("CPWD")
8511 Warner Entitlements, SPR P-2008047 /
Planning Commission Resolution 2009-P002 /
City Council Resolution 2009-R066

Sol:

Per Section 17.595.030.D of the Culver City Municipal Code (CCMC), we hereby request on behalf of CPWD a one-year extension to the entitlements granted under approved Site Plan Review SPR P-2008047 for the proposed project at 8511 Warner Drive. For reference, Per Section 17.595.015 of the CCMC, the entitlements became effective on the 30th day following the date the Culver City Council rendered its decision denying the appeal filed against Planning Commission Resolution 2009-P002. This decision was recorded as City Council Resolution 2009-R066 on August 3, 2009, putting the effective commencement date at September 2, 2009.

On August 26, 2010, this office, on behalf of CPWD, submitted a request for a one-year extension to these entitlements. This request was approved by the City in a letter dated September 13, 2010. Subsequently, our second, third, fourth, fifth and sixth requests for a one-year extension were approved by the City in letters dated September 6, 2011, October 23, 2012, October 10, 2013, September 14, 2014, September 11, 2015 and October 12th, 2016 respectively. Last year, our request for extension was heard before the Culver City Planning Commission and another one-year extension was granted. We hereby request a ninth one-year extension through September 11, 2019.

During the past year, CPWD has been working diligently toward development of the 8511 Warner project and can report the following milestone progress:

- **Parking Reduction** – During CPWD's prior presentation to the Culver City Planning Commission and in subsequent discussions with local neighborhood groups such as the Ranch Higuera Neighborhood Association, there was concern about the amount of parking provided in the approved project. Based on this feedback, CPWD directed the design team to study a reduction in parking by removal of Basement Level 3 (B3) that would reduce the parking total from 775 cars to approximately 533 cars. The reduction in parking would be accommodated by removal of surplus parking originally included in the approved project. The building has subsequently been redesigned with the reduction in parking and revised engineering in currently underway.
- **Shoring Redesign** – After over two years of negotiation, CPWD was unable to get its Eastern (8461 Warner Drive) and Northern (Hayden Tract Owners Association-Spur) neighbors to agree to its use of tie-backs to support the temporary shoring required for excavation of the subterranean parking garage. Accordingly, CPWD has directed the design team to redesign the shoring systems to utilize a raker-type system for these two walls only. (Tie-backs will continue to be utilized on the West and South walls based on prior agreements from the Regents of the University of California and City of Culver City Public Works, respectively). The shoring redesign

has been completed by Earth Support Systems, Incorporated (ESSI), and will be re-submitted to Culver City Building Safety for a revised Plan Check Review by end of month. Note that the shoring plans were previously submitted in 2016 (Permit #B16-0354) but had not yet been approved pending approval of tie-back use from CPWD's neighbors. The shoring system has also been redesigned to accommodate the removal of B3 parking described above. Note that a raker-type shoring system is significantly more costly and time consuming than a tie-back system.

- **Shoring Permit Submittal** – As noted above, CPWD will be submitting updated Shoring Plans to Culver City Building & Safety before the end of month. Prior plan check comments from Culver City's outside reviewer, JAS Pacific, will be addressed in the resubmittal.
- **Site Improvement/Grading Permit Submittal** – CPWD will be submitting updated plans for Site Improvement/Grading Permit to Culver City Public Works/Engineering. This review process was also contingent on receiving tie-back approval and can now proceed based on CPWD's redesign to utilize a different system.
- **Geotechnical / SWPPP / LID Reports** – Geotechnical, SWPPP and LID Reports have all previously received conditional approval by the City of Culver City. CPWD has directed the design team to update these reports as required to accommodate the revised design. This work is currently underway.
- **Dewatering** – CPWD previously contracted with Hydroquip to perform on-site groundwater Flow Rate Testing. The report concluded that the project site is underlain with pockets of perched ground water which will require the subterranean garage structure be designed with a permanent dewatering system or engineered to withstand hydrostatic pressure. Due to the potential liability of a permanent dewatering system, the decision had previously been made to design the subterranean garage to resist hydrostatic pressure. Revisions to the design are underway to accommodate the removal of the B3 level.
- **Ongoing Project Development with Design Build Contractor** – CPWD's project team continues to include Bomel (Design Build General Contractor), Culp & Tanner (Structural Engineer), M. Ludvik (Structural-Glazing), DRC Engineering (Civil), OMB Engineering (Electrical), ACCO (Mechanical), Plumbing (Pocock Design Solutions), and Dry Utilities (Butsko).
- **Structural Glass Testing** – CPWD has continued to progress the design and engineering of the structural glass cylinders to be constructed within the exterior courtyard. A series of full-scale mock-ups had previously been fabricated and tested by Cristacurva under the supervision of EOMA, M. Ludvik (Glazing Engineer) and Dow Corning (manufacturer of TSSA). Stainless steel fittings were constructed by Sadev USA. A complete testing regimen, designed by M. Ludvik, is currently being implemented by Twining Laboratories at their Long Beach facility, see attached progress photos. Results of this testing should be available by the end of the month. Upon completion of testing, M. Ludvik will finalize its engineering report for submittal to Culver City Building Safety. Larry Carbary, chief engineering scientist from Dow Corning, presented the 8511 Warner project (known as "Field of Rods") at the 2018 GlassCon conference in Chicago and will be presenting the project later this year at the International GlassTec conference in Dusseldorf, Germany. See attached report. The glass courtyard will be one of the signature features of the project and a complex technical achievement.
- **UCLA Graduate Art Studios** – CPWD has granted use of a portion of the 8511 Warner site to accommodate construction of UCLA's new Graduate School of Art building. See attached photos. Contractors are using the site for limited staging and as a location for all its construction trailers. CPWD is allowing use in order to mitigate construction impacts in the Public Right of Way.

- **Financing** – CPWD has continued to progress negotiations with various prospective lenders for construction financing. As the Hayden Tract continues to evolve with the success of restaurants such as Vespertine and Destroyer, the future positioning of 8511 Warner as a retail/restaurant destination increases in value.
- **Brokerage** – CPWD continues to work with its brokers to assess market needs and position the 8511 Warner project to take advantage of current market demand and changing landscape of the Hayden Tract (see above). CPWD has been in preliminary negotiations with possible tenants and will continue its marketing efforts as plans progress. To date, CPWD has received a Letter of Intent (LOI) for 15,000rsf in the project.

CPWD continues to demonstrate a commitment to the development of 8511 Warner as a world-class project. CPWD has been diligent to adapt the project to differing site conditions and in response to neighborhood and Planning Commission feedback. CPWD, through its affiliate Samitaur Constructs, have a 35-year history of constructing significant works of Architecture in the Hayden Tract and believe the project at 8511 Warner to be the next chapter in this development effort. CPWD is pleased to share these important milestones toward project realization. We therefore request that the City grant our request for entitlement extension.

Please let us know if we can provide any additional information.

Best,

A handwritten signature in blue ink, appearing to read 'Dolan Daggett', with a stylized, flowing script.

Dolan Daggett
Eric Owen Moss Architects

On behalf of CPWD

cc: John Nachbar, Todd Tipton
Frederick Smith, Peter Brown, Eric Moss

Enc: Progress Photos, Glass Testing, Twining Laboratories

Field of Rods, Culver City California, Extract from GlassTec Conference, Dow Corning
Engineering

8511 Warner, Site Photos of UCLA construction staging