



Height Exception Criteria Summary

There are five criteria for consideration of a Height Exception. In the case of a height exception not resulting in additional floor area, only two of the criteria apply. For the project proposed at 8665 Hayden Place, the height exception results in a shift of building mass away from the residential property line while increasing the height along the industrial property line but results in a loss of square footage.

- 1) **Pro-forma.** Not required. (However, delivered to Culver City consultant Keyser Martin on 7/18/08 as a courtesy)
- 2) **Market Analysis.** Not required.
- 3) **Public Participation Plan.**
 - a. 9/17/07 Initial plan presentation to invited residents at the home of local resident
 - b. 11/14/07 Neighborhood Presentation at the building site (height exception concept proposed by a neighborhood organizer)
 - c. 12/5/07 Discussed concerns with neighborhood organizers
 - d. 12/10/07 Discussed concerns with neighborhood organizer
 - e. 2/13/08 Discussed possible changes with neighborhood organizers
 - f. 2/20/08 Follow up meeting (canceled by neighborhood organizers)
 - g. 5/21/08 Draft Plans with Height Exception Completed
 - h. 6/14/08 E-mail invitation to residents view new plans/ voice concerns
 - i. 6/20/08 Neighborhood representative viewed plans and agreed to set up neighborhood presentation
 - j. 6/30/08 Neighborhood Presentation (canceled by neighborhood representative)
 - k. 7/12/08 Mailed over four hundred postcard invitations to neighbors to view new plans
 - l. 7/22/08 Neighborhood Presentation at the building site organized by RETHINK Dev.
 - i. Approximately 30 attendees.
- 4) **Traffic Study.** Not Required. (Standard traffic study submitted to City Engineering with complete application 7/30/08)
- 5) **Design Studies.** Sight lines from surrounding neighborhood and shadow studies included with complete application 7/30/08.

Public Notification Radius Map

8665 Hayden Place

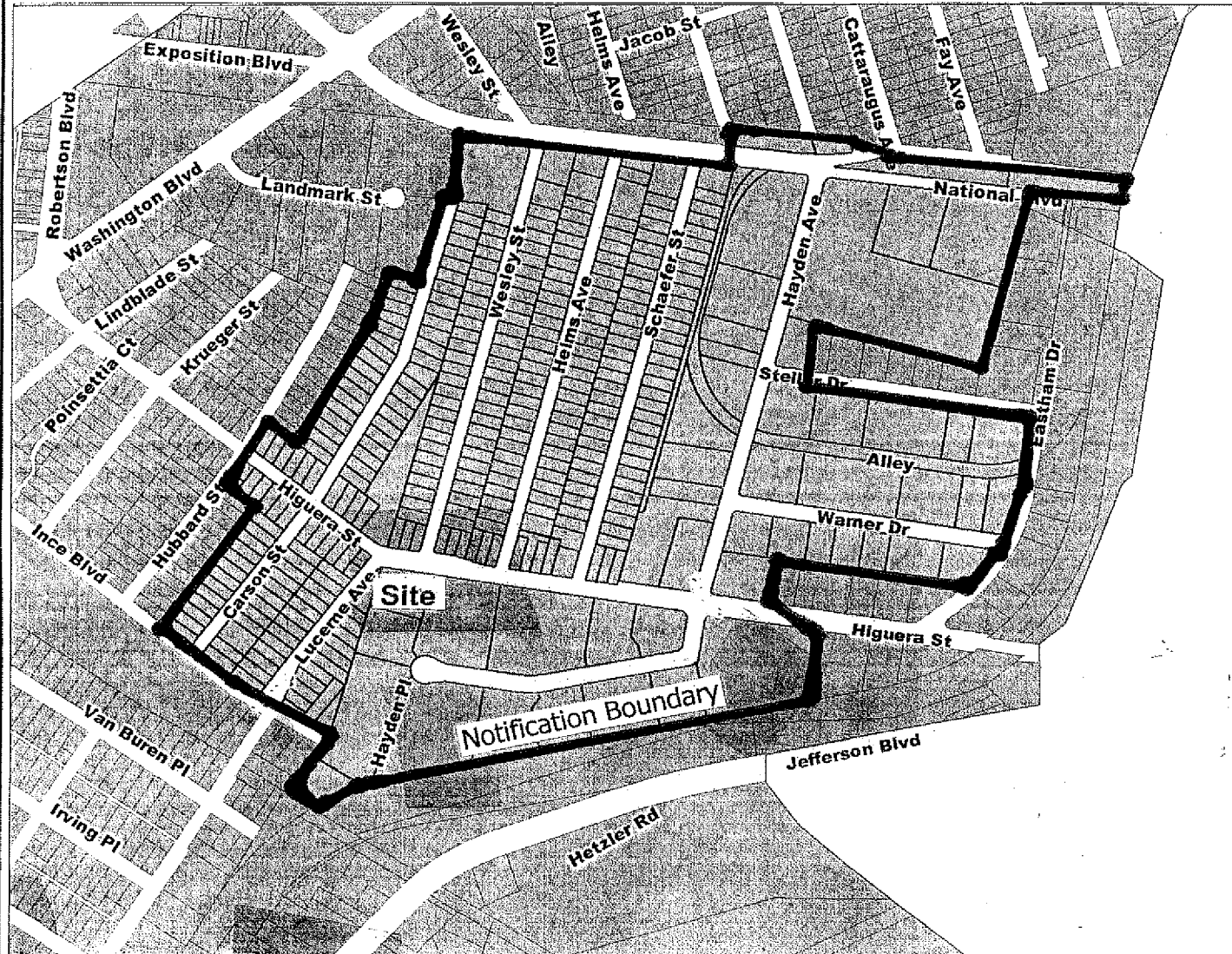
Site Plan Review,
SPR P-2007183

Legend



Selected Properties

City of Culver City
Planning Division
Map Created: Sep 30, 2008
Meeting Date: 8 October 2008



0 170 340 m

Petition: To Stop/Modify Rethink Tara Green LLC. Proposed Office Building in the Hayden Place Tract.

Target: Culver City Planning Commission

Description/History:

On September 20, 2007, Greg Reitz, a developer from Rethink Tara Green LLC, first presented their plans for the commercial building at 8665 Hayden Place to a small group of area neighbors. It is the first commercial building on the west side of Higuera Street, south of Lucerne Street that sits below street level.

The developer plans to demolish the current building and erect a 5 story structure that will include 2.5 levels of subterranean parking for 180 cars as well as approximately 20 ground level parking spaces. Demolition is expected to take 4-6 months and construction 12 to 14 months. The design plan initially had 4+stories but changed to 5 stories with set backs as an attempt at a compromise with our Rancho Higuera Citizens Group. Neither plan is acceptable.

1K This will serious impact on the quality of life of the Rancho Higuera homeowners by constructing a building that will be nearly twice the size of the current building as well as all other buildings in that commercial development. Not only is the proposed building over sized for the area but, if approved; may open inroads for further redevelopment of Hayden tract with equally oversized buildings compounding our current concern. The proposed building is not congruent with this largely residential neighborhood consistently of one or two stories homes.

In addition, the amount of traffic on our residential streets generated by the addition of approximately 180 plus parking spaces will seriously impact on the safety of our families. This will produce unsafe road conditions and will bring increased noise and pollution to Rancho Higuera and adversely affect our quality of life in what is now an ever eroding quiet neighborhood.

Although the developer says that the traffic to the building will likely come down Hayden Street from National Boulevard, there is no way to control traffic flow. Higuera Street and our surrounding streets that connect Higuera Street to National Boulevard will get the bulk of traffic.

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SEP 29 2008
Culver City
Planning Commission

**Petition: To Stop Rethink Tara Green LLC's
Proposed Commercial Building at 8665 Hayden Place**

We, the undersigned residents of Rancho Higuera, are opposed to the proposed commercial building at 8665 Hayden Place. The building would be of a scale and height- incongruent with all other buildings, residential or commercial, in the surrounding neighborhood. Rancho Higuera would be negatively impacted by increased traffic, noise, and pollution. The project would result in the destruction of a long-standing "green belt", comprised of more than 70 trees, primarily old-growth eucalyptus. In addition, the proposed project would limit access by emergency vehicles to the Rancho Higuera neighborhood and to the Hayden Tract.

We request that the Planning Commission, the Traffic Committee, and the City Council limit the height of the proposed building to that of the existing building on the site: two (2) stories. In addition we are requesting that an Environmental Impact Report (EIR) be required and that a Traffic Study be conducted and that both be made public.

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SEP 29 2008
Culver City
Planning Division

	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
1)	MARY ELLEN NUGENT	4192 HIGUERA ST 310-838-6305	Mary Ellen Nugent
2)	OLGA FILIPKOWSKI	4194 HIGUERA ST. (310) 204-2866	Olga Filipkowska
3)	MIRON FILIPKOWSKI	4194 HIGUERA ST (310) 204-2866	M. Filipkowski
4)	Kim Glann	4182 HIGUERA ST. 310-839-1795	Kim Glann
5)	Patrick Meighan	4174 Higuera St. 310 740-5564	Patrick Meighan
6)	KRISTI GALIANO	4178 Higuera St (310) 558-8267	Kristi Galiano
7)	Monica Granados	4179 Higuera St Culver City CA 90232	Monica Granados
8)	LAURA BETHEL	4173 1/2 HIGUERA ST CULVER CITY	Laura Bethel
9)	MARIA CARRILLO	4171 Higuera Street C.C. CA. 90232	Maria Carrillo
10)	KATH ALLEN	4127 HIGUERA ST	Kath Allen
11)	Lee Ikemoto	4188 Higuera St. 310-838-2423	Lee Ikemoto
12)	Amy THIEL	4174 HIGUERA ST. 310-837-3776	Amy Thiel
13)	Marissa Prayngertator	4176 Higuera St Culver City 90232	Marissa Prayngertator
14)	Jason Dennis	9520 National Blvd, #3 L.A., CA 90034	Jason Dennis

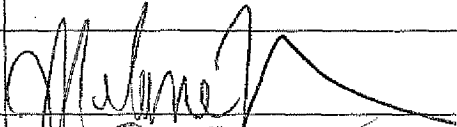
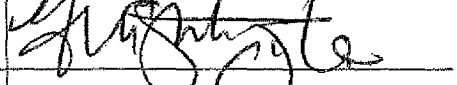
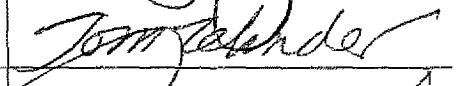
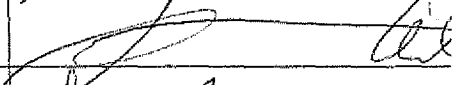
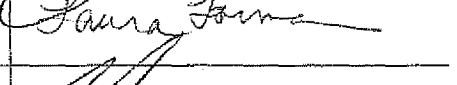
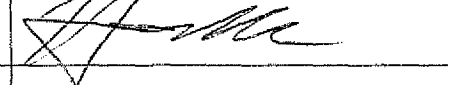
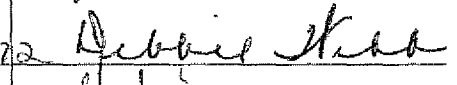
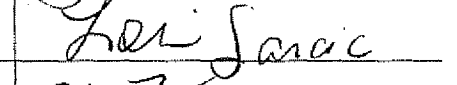
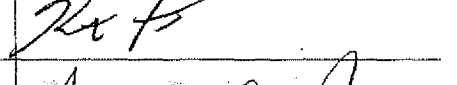
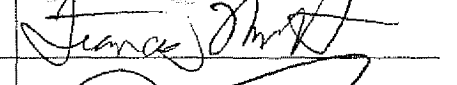
Petition: To Stop Rethink Tara Green LLC's
Proposed Commercial Building at 8665 Hayden Place

	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
15)	LAIKA DE LOS SANTOS	3574 WESLEY ST CC, CA 90232 310/839-3130	Laika de Santos
16)	TINI MIRABELLO	3649 WESLEY ST C.C. CA 90232 946/3172	Tini Mirabello
17)	Paula Moraga	31065 WESLEY ST 310 CC CA 90232 839-7931	Paula Moraga
18)	ERIKO MORI	8655 HIGUERA ST CA 90232 310-839-2817	Eriko Mori
19)	RYKO MORI	8655 HIGUERA ST CA 90232	Ryko Mori
20)	KACY LARSON	8639 Higuera ST 310-839-5730 Culver City CA 90232	Kacy Larson
21)	Don Miller	4035 Lincoln Ave Culver City CA 90232	Don Miller
22)	KATHLEEN BARCLAY	8641 HIGUERA ST CULVER CITY	K. Barclay
23)	JAMES GAMES	8641 HIGUERA ST CULVER CITY	James Games
24)	CHELSEA BARNELL	8615 HIGUERA ST. CULVER CITY	Chelsea Barnell
25)	JANE BLOOM	8609 HIGUERA ST. CULVER CITY CA 90232	Jane Bloom
26)	Everett Woods	8609 Higuera St. Culver City, CA 90029	Everett Woods
27)	RHEENA HATHAKIN	8595 Higuera St Culver City CA 90232	Rheena Hathakin
28)	JUDY A. DAHL	8587 HIGUERA ST CULVER CITY 90232	Judy Dahl
29)	JOHN TANIMOTO	8643 HIGUERA ST CULVER CITY, CA 90232	John Tanimoto
30)	SARAYA HATHAKIN		Saraya Hathakin
31)	Elizabeth Reyes	8621 Higuera St Culver City CA 90232	Elizabeth Reyes
32)	KAREN GUTIERREZ	8635 Higuera St Culver City	Karen Gutierrez
33)	SARA GUTIERREZ	8635 Higuera St.	Sara Gutierrez
34)	Nancy Gutierrez	8635 Higuera St.	Nancy Gutierrez

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We request that the Planning Commission, the Traffic Committee, and the City Council limit the height of the proposed building to that of the existing building on the site: two (2) stories. In addition, we are requesting that an Environmental Impact Report (EIR) be required and that a Traffic Study be conducted and that both be made public.

	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
35)	Melanie Webber	3571 Wesley Street 310 204 0203	
36)	Carole Easton	310 837 5956 3579 Wesley St	
37)	GEORGE NIGHTINGALE	3583 WESLEY ST	
38)	Tom Zehnder	310 836 1627 3632 Wesley	
39)	JOHN MANDEL	3602 Wesley St. (310) 663-4183	
40)	LAURA FORMAN	3602 WESLEY ST. (310) 447-1978	
41)	Hal Pardo	3576 Wesley St (310) 204-2603	
42)	DEBBIE WEBB	3552 WESLEY ST CULVER CITY (818) 839-9472	
43)	Yvonne Viner	3568 Wesley St. Culver City, CA 90232	
44)	JUSTIN COLE	3572 WESLEY ST. (424) CC, CA 90232 298-8198	
45)	Lori Garcia	3545 Wesley St. 310-869-8067	
46)	Kurt Festinger	3565 Wesley St. 310-558-3490	
47)	Frances Miyamoto	3563 Wesley St 310 386 9247	
48)	Dan Rotherberg	3557 Wesley St. Culver City CA 90232	

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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
49)	Wayne LeCheminant	4184 Higuera St. 310-842-8876	Wayne LeCheminant
50)	Monique LeCheminant	4184 Higuera St 310-842-8876	Monique LeCheminant
51)	MARION IKEMOTO	4188 Higuera St 310 838-2423	Marion Ikemoto
52)	HARRIETTE Pullen	4186 Higuera St 310 5594841	Harriette Pullen
53)	CHERIL G. CONTRA	4198 Higuera St (310) 558-0768	Cheril G. Contra
54)	Su-chen cheng	4198 Higuera St. 310 869 8821	Su-chen cheng
55)	JOHN R. TEMME	5230 SENECA PL. SIMI VALLEY 805.527.0438	John R. Temme
56)	PAULA TEMME	5230 SENECA PL. SIMI VALLEY, CA 93063	Paula Temme
57)	Chris Wojciszyn	4182 H. Ave. 310 809-1795	Chris Wojciszyn
58)	Kathleen Schnitt	4196 Higuera St. Culver City 310/839-5129	Kathleen Schnitt
59)	Sarah Ikemoto	4188 Higuera St. Culver City, CA 90232	Sarah Ikemoto
60)	DAN SUKAL	4188 8673 HIGUERA ST CULVER CITY CA 90232	Dan Sukal
61)	JMA SUKAL	8673 HIGUERA ST CULVER CITY CA 90232	JMA Sukal
62)	Elna Hubbell	4190 Higuera St Culver City CA 90232	Elna Hubbell
63)	DAVID TROVATO	8669 HIGUERA CULVER CITY 90232	David Trovato
64)	Bridgette TROVATO	8669 HIGUERA ST. CULVER CITY 90232	Bridgette Trovato
65)	NORI YUKAWA	8651 HIGUERA ST CULVER CITY 90232	Nori Yukawa
66)	SHINBU YUKAWA	8651 Higuera St C.C. CA 90232	Shinbu Yukawa
67)	MARVIN RODRIGUEZ	8647 Higuera St C.C. CA 90232	Marvin Rodriguez

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	STAR URMSTON	4121 HIGUERA ST. CC, CA 90232 310-559-5906	Star Urmston
68)	Kelly FARRELL	9021 Krueger St	Kelly Farrell
69)	Kelly - FARRELL@SBC Global, Net		
70)	Laura Armer	9028 Krueger St.	Laura Armer
71)	Ben Schechter	9030 Krueger Street	Ben Schechter
72)	Raymond Moya	9031 Krueger St	Raymond Moya
73)	BEN WATERS	9033 1/2 Krueger St. 310-562-5529 benindustries@yahoo.com	Ben Waters
	C.		
74)	Cozy Cole Eatman	9033 Krueger St Culver City, CA 90232	Cozy Eatman
75)	Juan Moreno	9041 Krueger St Culver City	Juan Moreno
76)	EDUARDO MARTINEZ	9047 Krueger St. CULVER CITY 90232-1672	Eduardo Martinez
77)	Charles L. ...	9051 Krueger St CULVER CITY, 90232	Charles L. ...
78)	Bryan Lemos	9055 Krueger St. 90232 CULVER BALEMOS@GMAIL.COM	Bryan Lemos
79)	Jeremy Haffmann	9055 Krueger St 90232 Culver City 310-204-1849	Jeremy Haffmann

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80)	Julie Hammons	8945 Carson St. (310) 834-2690	Julie Hammons
81)	Kevin Williams	8945 Carson St. (310) 834-2690	Kevin Williams
82)	LISA Lee	4119 Higuera St. 310-837-7747	Lisa Lee
83)	JOHN BUDENBAUM	4175 HIGUERA ST 310-4632512	John Budenbaum
84)	Linda Eileen	4161 Higuera St 310-8894102	Linda Eileen
85)	Gina Carey	4117 Higuera	Gina Carey
86)	Carol Mitchell	4115 Higuera St (310) 721-5439	Carol Mitchell
87)	Myra Horwitz	4037 Higuera St. 310-280-0269	Myra Horwitz
88)	Philip Ender	4033 Higuera St 310-834-0770	Philip Ender
89)	LOUISE A. VILLAVICENCIO	4027 HIGUERA ST 310-837-2736	Louise Villavicencio
90)	Alfredo Diaz	4023 HIGUERA ST Culver City, CA 90232 (310)-539-9363	Alfredo Diaz
91)	Salma Shaukat	4013 Higuera St Culver City	Salma Shaukat
92)	Salomon Kamaloch	4009 Higuera St (323) 899-5131	Salomon Kamaloch
93)	Ram Shankar	4009 1/2 Higuera St 310-202-6746	Ram Shankar

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94)	Lillian Vargas	3549 Wesley 310-839-7055	Lillian Vargas
95)	Heriberto Garcia	3545 Wesley St 710-865-8067	Heriberto Garcia
100)	Marisol Pérez	3534 Wesley St. (310) 463-9556	Marisol Pérez
101)	Colleen Lowery	310 244-2071 3536 Wesley St. CC	Colleen Lowery
102)	Kalee Fulcher	3540 Wesley, CA 90233 310 253-015	Kalee Fulcher
103)	NINA JACKSON	3562 WESLEY ST 310-836-9085	Nina Jackson
104)	GILLIAN B. ANNY CARE	3586 WESLEY ST 323-292-1274	Gillian B. Anny Care
105)	AGNES MALLENDOUHE	3606 WESLEY ST. CULVER CITY CA 90232	Agnes Mallemouhe
106)	Heather Mickelson	3608 Wesley St Culver City CA 90232	Heather Mickelson
107)	Tim Pedersen	3610 Wesley St Culver City, CA 90232	Tim Pedersen
108)	CAROL STIMSON	3606 WESLEY CULVER CITY, 90232	Carol Stimson
109)	David Hurwin	3624 Wesley Culver City CA 90232	David Hurwin
110)	Gene Hurwin	3624 Wesley Culver City CA 90232	Gene Hurwin
111)	CARMEN HERRADA	3628 Wesley St. C.C. 90232	Carmen Herrada
112)	JOHN J. SANCHEZ	3647 WESLEY	John J. Sanchez
113)	KATHY L. SANCHEZ	3647 WESLEY	Kathy L. Sanchez
114)	April C. Bond	3640 Wesley St Culver City 90232	April C. Bond
115)	MICHAEL LITA BORON	3625 WESLEY ST CULVER CITY 90232	Michael Lita Boron
116)	Todd BARON	3625 Wesley ST 90232	Todd Baron
117)	CHRIS TEARNE	3621 WESLEY ST.	Chris Tearne

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	MONA P		
118)	MONA BARSOVA	310-815-8151 4003 Higuera ST	Mon B
119)	Kim Dodd	310-558-0430 3983 Higuera St.	Kim Dodd
120)	Marnie Burton	312-837-0116 3985 Higuera St	Marnie Burton
121)	Robert Peterson	3973 Higuera St	
122)	John Mazza	310-796-6733 3970 Higuera St	
123)	MATT PENABENE	3972 HIGUERA ST	
124)	Ronald Cero	310-734-4124 8951 Higuera	Ronald Cero
125)	Greg Holly Connors	(310) 842-3998 4006 Higuera St	Greg O.G.
126)	Todd Connors	4000 Higuera St (310) 842-3998	O.O.G.
127)	Jaime Contreras	4026 HIGUERA ST 310-838-4163	
128)	Janine Sperandio	4107 Higuera St. 310-562-8325	
129)	Zahira Shaich	4013 Higuera St 310-559-4003	
30)	Michelle Cooper	4111 Higuera St Culver City CA	Michelle K
131)	Ruth Fragoso	4129 Higuera St Culver City CA	Ruth Fragoso

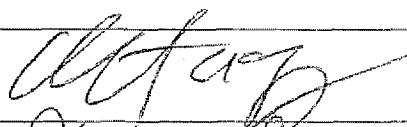
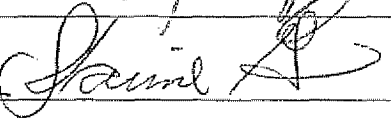
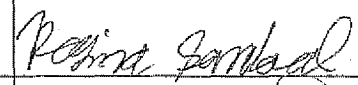
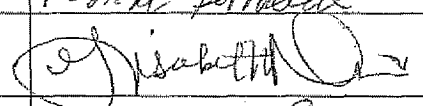
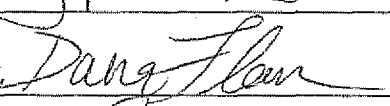
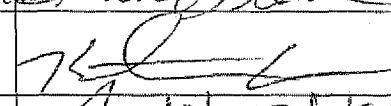
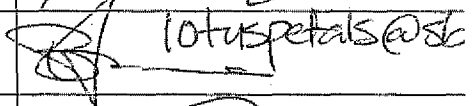
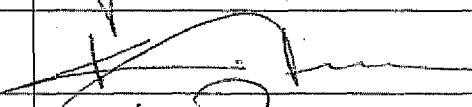
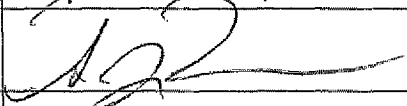
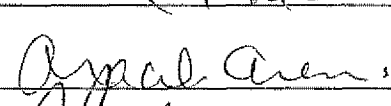
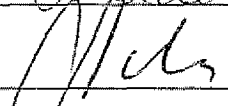
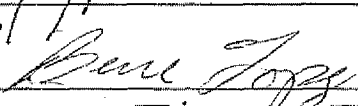
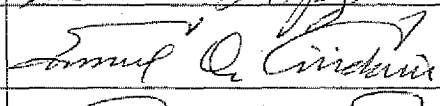
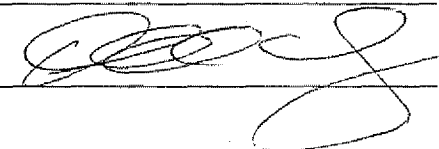
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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
132)	EVA ONG	4126 HIGUERA ST. CULVER CITY (310) 559-0749	<i>Eva Ong</i>
133)	NICK KNEELER	4116 HIGUERA CULVER CITY 310 265-6444	<i>Nick Kneeler</i>
134)	Gabriela Narchena	4112 Higuera St 310 600 4503	<i>Gabriela Narchena</i>
135)	STAN THOMAS	4108 HIGUERA 310-838-7416	<i>Stan Thomas</i>
136)	Shyllis THOMAS	310-838-7414 4108 HIGUERA ST	<i>Shyllis Thomas</i>
137)	Christine Robbins	4034 Higuera St. Culver City, CA 90232	<i>Christine Robbins</i>
138)	Maria de la Torre	4018 Higuera St 310-287-1608 Culver City CA 90232	<i>Maria de la Torre</i>
139)	ROBERT PAGE	4010 HIGUERA ST. CULVER CITY, CA 90232	<i>R. Page</i>
140)	ERICA GRANT	4123 HIGUERA ST 310 558-1337	<i>Erica Grant</i>
141)	Alex Stewart	4151 Higuera St 310 815-1322	<i>Alex Stewart</i>
142)	Grabb Tilson	9012 PINEHURST CT. (310) 384-1644	<i>Grabb Tilson</i>
143)	Angela Camilleri	3635 Helms Ave 310-621-3362	<i>Angela Camilleri</i>
144)	Emil Hontela	5635 Helms Ave	<i>Emil Hontela</i>
145)	Adriana Gutierrez	8635 Higuera St. Culver City CA 90232	<i>Adriana Gutierrez</i>

**Petition: To Stop Rethink Tara Green LLC's
Proposed Commercial Building at 8665 Hayden Place**

	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
46)	Robert Clogg	7055 Krueger St Calver City CA 90232 949-252-4042	
147)	Jaime Garcia	9059 Krueger St. Calver City CA 90232 310-204-3677	
148)	Regina Saldoval Regina Saldoval @Yahoo.com	9042 Krueger St. (310)-384-4235	
149)	Elisabeth Nuño	9042 Krueger St. Apt B. (310) 838-3940	
150)	Dana Fleur	9034 Krueger St #B 200-845-2000 dana.fleur@hotmail.com	
151)	Kristi Allen	9036 Krueger St, B 310-838-8010	
152)	Beth Lane	9036A Krueger St. 310 815-0847	
153)	Karlos Cueva	9042 KRUEGER ST. 310-904-3272	
154)	STEVE THOMSON	8948 KRYELEN ST 310-837-1150	
155)	DARLENE McHURRY	8944 Krueger St 310 837 8331 310 837 8331	
156)	Araceli Arenas	8916 Krueger St 310 770 2900	
157)	Richard Scher	8910 Krueger St. 7115 310 402	
158)	Rene Lopez	8908 Krueger St (310) 985 3453	
159)	Sam Cividanis	8951 KRUEGER ST. 310-253-9828	
160)	Donald Lundy	8949 Krueger Street	

**Petition: To Stop Rethink Tara Green LLC's
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[illegible]

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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
172)	Carol Pass	8960 Carson St 310- 838-3553	Carol Pass
173)	Justin Lo	8959 CARSON ST. 949-922-2460	Justin Lo
174)	Jose Ramirez	8959 CARSON ST 562-212-3782	Jose Ramirez
175)	Nancy Hanover	8956 Carson St 310 836 6410	Nancy Hanover
176)	Barbara Torin	8951 Carson St.	Rich L. Steubert
177)	Christine Dyer	3857 Westwood Blvd	Christine Dyer
178)	Barbara Torin	8942 carson st	Barbara Torin
179)	Kevin Williams	8945 Carson St	Kevin Williams
180)	Ken Marlis	8938 CARSON ST	Ken Marlis
181)	HENNIE MARLIS	8938 CARSON ST	Hennie Marlis
182)	Julie Kitchen	8932 Carson St.	Julie Kitchen
183)	Jim Kitchen	8932 Carson St	Jim Kitchen
184)	Maria Cueva	8929 Carson St	Maria Cueva
185)	DIANA HAUPTMAN Diana	8925 CARSON ST.	Diana Hauptman

**Petition: To Stop Rethink Tara Green LLC's
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[illegible]

COMMUNITY PETITION OBJECTING TO 4043 IRVING DEVELOPMENT

We, the undersigned, urge the Culver City Council to overturn approval for the project at 4043 Irving for a 4-story building with 26 condominiums, 3 offices and 68 underground parking spaces. We are asking the Council to scale back the project to protect the safety of our children and preserve the integrity of our residential neighborhood and quality of life.

Nosotros, los que firmamos, pedimos al Consejo de Culver City que retire la aprobación para el proyecto en 4043 Irving Place, para un edificio de 4 pisos con 26 condominios, 3 oficinas y 68 estacionamientos subterráneos. Le pedimos al Consejo que reduzca el tamaño del proyecto para la seguridad de nuestros niños y la preservación de la integridad y calidad de vida de nuestro barrio residencial.

	NAME	STREET ADDRESS	SIGNATURE
195)	CHRIS ARMY	3635 ALICIA ST. Culver City, CA 90232	[Signature]
196)	Suey Storm	8932 CARSON Culver City 90232	[Signature]
197)	Carole Easton	3579 Wesley St CC 90232	[Signature]
198)	Monica Gironados	4179 Higuera St cc 90232	Monica Gironados
199)	GARY PEALER	3544 WESLEY ST. C.C. 90232	G. Gary Pealer
200)	Dennis Blanc	8901 Lucerne Ave Culver City, CA 90232	[Signature]
201)	JENNIFER EDWARDS	4021 Lucerne Culver City CA 90232	J Edwards
202)	Lauren Laster	8906 Carson St CC 90232	[Signature]
203)	Jack Campbell	9021 Lucerne Ave CC CA 90232	[Signature]
204)	EARL MILES	9025 LUCERNE AVE. CULVER CITY, CA 90232	[Signature]
205)	Jose Cueva	8929 Carson St Culver City CA 90232	Jose Cueva
206)	Tom Kurokawa Jo Kuro	9024 LUCERNE AVE CC	J Kurokawa
207)	Alex and Immoletta STEWART	4151 Higuera St	[Signature]
208)	Angelica Castaneda	9025 Lucerne Ave.	[Signature]
209)	Araceli Arenas	8926 Keweenaw St.	Araceli Arenas
210)	Thomas Smith	8974 Carson St	[Signature]
211)	Chas Forthmann	8952 CARSON ST	[Signature]
212)	Hilly Connors	4006 Higuera St.	[Signature]
213)	Clarissa Knott	9054 Lucerne Ave	Clarissa Knott
214)	William Knott	9054 Lucerne Ave	William Knott

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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
115)	BILL BRITTON	3570 HELMS ³¹⁰ 802-8719	Bill Britton
116)	MICHAEL BRYAN	3542 HELMS ³¹⁰ 622-8717	Michael Bryan
117)	DUPUCH Samantha	3647 Helms ⁴²⁴ 298 0040	Dupuch
118)	Amy Scattergood	3647 1/2 Helms Ave ³¹⁰ 592-7576	Amy Scattergood
119)	John McCarthy	3643 Helms Ave ^{(310) 558-0644}	John McCarthy
120)	Juliette Perisic	3639 Helms Ave	Juliette Perisic
121)	DANIEL DUNNAN	3621 B Helms Ave	Daniel Dunn
122)	VIAN ASTER	3603 HELMS AVE	Vian Aster
123)	Yvonne Gutierrez	3610 Helms Ave	Yvonne Gutierrez
124)	Elizabeth Zang	3620 Helms Ave ³¹⁰⁻⁹⁷⁵⁻⁵⁸⁴⁴	Elizabeth Zang
125)	Mary J Bern	3642 Helms Ave	Mary J Bern
126)	Dorothy Gormley	3625 Helms Ave	Dorothy Gormley
127)	Angela Picone	3625 Helms Ave	Angela Picone
128)	GARY KETELBOETER	3598 HELMS AVE	Gary Ketelboeter

Proposed Commercial Building at 8665 Hayden Place

We, the undersigned friends of Rancho Higuera, are opposed to the proposed commercial building at 8665 Hayden Place. The building would be of a scale and height- incongruent with all other buildings residential or commercial, in the surrounding neighborhood. Rancho Higuera would be negatively impacted by increased traffic, noise, and pollution. The project would result in the destruction of a long-standing "green belt", comprised of more than 70 trees, primarily old-growth eucalyptus. In addition, the proposed project would limit access by emergency vehicles to the Rancho Higuera neighborhood and to the Hayden Tract.

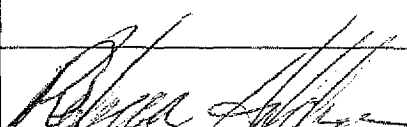
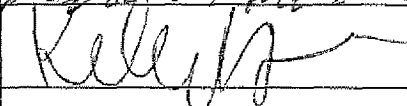
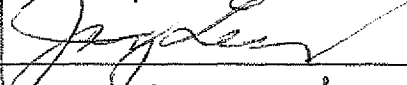
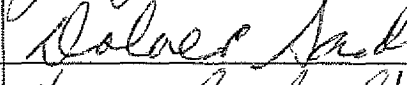
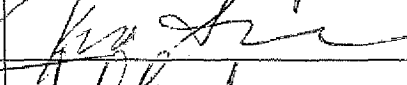
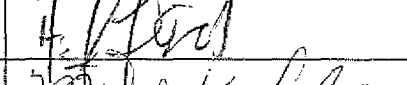
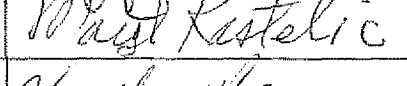
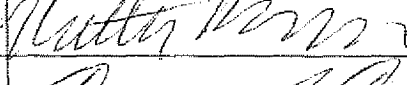
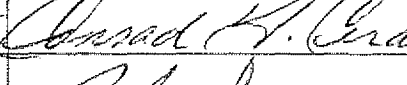
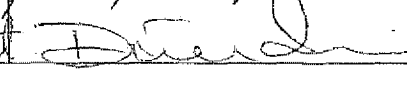
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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
34)	Rebecca Halverson	8595 Higuera St Calver City	
35)	Kelly R. [unclear]	8597 Higuera St	
236)	Mary Arda	3646 Schaefer St	
37)	John Lewis	3642 Schaefer St	
238)	Dolores C. Sandover	3616 Schaefer	
239)	Herman Sandover	3616 Schaefer St	
240)	Jan Schaefer	3606 Schaefer St.	
241)	JAVIER TERRAS	3592 Schaefer St	
242)	Harden A. Fisch	3584 Schaefer St.	
243)	Margot Kastelic	3566 Schaefer	
244)	KATHY PRYBODA	3562 Schaefer	
245)	CONRAD T. CERDA	3552 Schaefer St.	
246)	Polly Sepulveda	3548 Schaefer St	
247)	Diana Iniguez	3540 Schaefer St	

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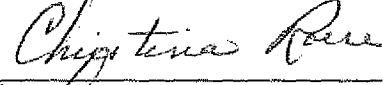
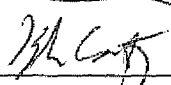
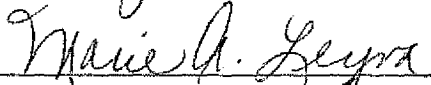
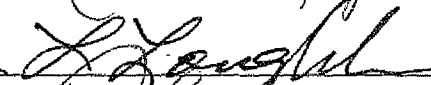
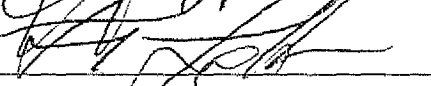
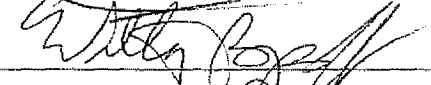
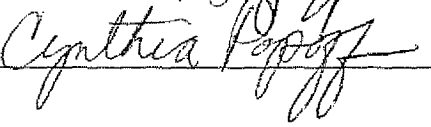
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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
48)	PHILIP TAN	9032 LUCERNE AVE CULVER CITY, CA 90232	Philip Tan
249)	David Cowen	9036 Lucerne ave Culver city, CA 90232	David Cowen
250)	Mary Cowen	9036 Lucerne Ave Culver City CA 90232	Mary Cowen
251)	SHIRLEY DAVISON	9030 Lucerne Ave Culver City CA 90232	Shirley M Davison
252)	BOB DAVISON	9030 Lucerne Ave Culver City CA 90232	Bob E. Davison
253)	DONNA LE BLANC	9011 LUCERNE AVE P C, CA 90232	Donna LeBlanc
254)	RONALD LE BLANC	9011 LUCERNE AVE CULVER CITY, CA - 90232	Ronald LeBlanc
255)	CARL TEGER	9015 LUCERNE AVE Culver City CA 90232	Carl Teger
256)	AMBER PARASIGUI	9015 LUCERNE AVE CULVER CITY, CA 90232	Amber Parasigui
257)	Jack Campbell	9021 Lucerne Ave Culver City CA 90232	Jack Campbell
258)	Angelica Castaneda	9025 LUCERNE AVE Culver City CA 90232	Angelica Castaneda
259)	Earl C. Miles	9025 Lucerne Ave Culver City CA 90232	Earl C. Miles
260)	Shukuko Miles	9025 LUCERNE AVE Culver City CA 90232	Shukuko Miles
261)	William Smythe	9029 LUCERNE AVE Culver City CA 90232	William Smythe

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62)	Charles Smythe	9029 Lucerne Ave, Culver City, CA 90232 (36) 557-0946	
63)	Christina Reese	9029 Lucerne Ave Culver City CA 90232 310-557-0946	
64)	Fabio Garces	9033 Lucerne Ave Culver City CA 90232	
65)	Neonil Silva	" "	
66)	Francis Lina	9055 Lucerne Ave Culver City, CA 90232	
67)	Kyle Coventry	9061 Lucerne Ave Culver City CA 90232	
68)	Marie A. Leyva	9047 Lucerne Ave Culver City, CA 90232	
69)	LARRY LOUGHLIN	9050 LUCERNE AVE CULVER CITY, CA 90232	
70)	Fernando Loughlin	9050 Lucerne Ave Culver City CA 90232	
71)	LAWRENCE LOUGHLIN	9050 LUCERNE AVE. CULVER CITY, CA 90232	
72)	Maria Loughlin	9050 LUCERNE AVE.	
73)	Walter Popoff	9040 Lucerne Ave	
74)	CYNTHIA POPOFF Cynthia Popoff	9040 LUCERNE AVE.	

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	PRINT NAME	ADDRESS AND PHONE	SIGNATURE
275)	Gerald Eniguez	3540 Schaefer St Culver City CA 90232	Kenneth Eniguez
276)	HONOR BERNAL	3534 Schaefer St Culver City CA 90232	Honor Bernal
277)	Luís E Fraustos	3544 Schaefer St Culver City CA	Luís E Fraustos
278)	Emilio Reynoso	3617 Schaefer St Culver City CA 90232	Emilio Reynoso
279)	Cynthia Johnson	3635 Schaefer St CA 90232	Cynthia Johnson
280)	ADAM JOHNSON	3635 Schaefer St. Culver City, CA	Adam Johnson
281)	Manelena Calderon	3629 Schaefer St. Culver City CA	Manelena Calderon
282)	Andrea Correa	3075 Schaefer St Culver City CA	Andrea Correa
283)	Jonica George	3621 Schaefer St Culver City CA	Jonica George
284)	Nancy Munillo	363 Schaefer St Culver City CA	Nancy Munillo
285)	LAURA Henschel	3607 Schaefer Culver City CA 90232	Laura Henschel
286)	Jamie Wozny	"	Jamie Wozny
287)	SUZANNE FISHER	3585 SCHAEFER ST CULVER CITY 90232	Suzanne Fisher
288)	Jennifer Rivers	3575 Schaefer St Culver City 90232	Jennifer Rivers
290)	MARK MARLOW	3567 SCHAEFER ST CULVER CITY 90232	Mark Marlow
291)	BILL WARD	3549 Schaefer St Culver CA 90232	Bill Ward
292)	Ulrika Brister	3535 Schaefer St Culver City CA 90232	Ulrika Brister
293)	Sophia Ramirez	3531/3533 Schaefer St Culver City, Ca. 90232	Sophia Ramirez

**Traffic Impact Analysis for the
Proposed 8665 Hayden Place Office
Culver City, California**

July 23, 2008

Prepared For:
REthink Development Corp.
4262 Lincoln Avenue
Culver City, California 90232
Telephone: (310) 253-9131
FAX: (310) 943-1519

Prepared by:
 **KOA CORPORATION**
PLANNING & ENGINEERING
1055 Corporate Center Drive, Suite 300
Monterey Park, California 91754
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Table of Contents

EXECUTIVE SUMMARY	1
I. INTRODUCTION.....	5
A. PROJECT SITE LOCATION.....	5
B. PROJECT DESCRIPTION.....	5
C. PROJECT STUDY AREA.....	5
D. ANALYSIS METHODOLOGY.....	8
Project Scoping.....	8
Signalized Intersection Level-of-Service Definitions.....	8
Unsignalized Intersection Level-of-Service Definitions.....	10
Study Scenarios.....	11
Existing Period Conditions.....	11
Future Period Conditions.....	11
Future Area Development Projects.....	11
Project Trip Generation and Distribution.....	12
Level-of-Service Analysis and Impacts.....	12
Level-of-Service Methodology.....	12
2. EXISTING CONDITIONS (YEAR 2008)	14
A. EXISTING ROADWAY SYSTEM.....	14
B. EXISTING TRANSIT SERVICE.....	17
C. EXISTING INTERSECTION LEVELS OF SERVICE.....	19
3. FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS CONDITIONS.....	23
A. AMBIENT GROWTH.....	23
B. RELATED PROJECTS.....	23
C. PLANNED ROADWAY IMPROVEMENTS.....	30
D. PEAK-HOUR INTERSECTION LEVEL OF SERVICE.....	31
4. PROJECT TRAFFIC.....	37
A. PROJECT TRIP GENERATION.....	37
B. PROJECT TRIP DISTRIBUTION.....	39
C. PROJECT TRIP ASSIGNMENT.....	39
5. FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS AND PROJECT CONDITIONS.....	43
6. PROJECT TRAFFIC IMPACTS AND TRAFFIC DEMAND MANAGEMENT (TDM) REQUIREMENTS.....	47
A. DETERMINATION OF TRAFFIC IMPACTS.....	47
B. REQUIRED TRAFFIC DEMAND MANAGEMENT (TDM) PLAN (CITY OF CULVER CITY).....	49
7. CONGESTION MANAGEMENT PLAN CONFORMANCE.....	51
8. CONSTRUCTION IMPACTS.....	52
9. PARKING ANALYSIS.....	53
A. PARKING SUPPLY.....	53
B. PARKING DEMAND BASED ON ITE.....	53
C. PARKING CODE REQUIREMENTS.....	53
10. SUMMARY AND PROJECT RECOMMENDATIONS.....	54

List of Figures

FIGURE 1 – PROJECT LOCATION	6
FIGURE 2 – PROJECT SITE PLAN	7
FIGURE 3 – LOCATION OF STUDY INTERSECTIONS	9
FIGURE 4 – INTERSECTION GEOMETRY	16
FIGURE 5 – AREA TRANSIT LINES	18
FIGURE 6 – EXISTING (YEAR 2008) MORNING PEAK-HOUR TURN VOLUMES	21
FIGURE 7 – EXISTING (YEAR 2008) AFTERNOON PEAK-HOUR TURN VOLUMES	22
FIGURE 8 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH MORNING PEAK-HOUR TURN VOLUMES	24
FIGURE 9 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH AFTERNOON PEAK-HOUR TURN VOLUMES	25
FIGURE 10 – LOCATIONS OF RELATED PROJECTS	26
FIGURE 11 – RELATED PROJECT ONLY TRIP ASSIGNMENT – MORNING PEAK-HOUR TURN VOLUMES	27
FIGURE 12 – RELATED PROJECT ONLY TRIP ASSIGNMENT – AFTERNOON PEAK-HOUR TURN VOLUMES	28
FIGURE 13 – PLANNED ROADWAY IMPROVEMENTS	32
FIGURE 14 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS – MORNING PEAK-HOUR TURN VOLUMES	35
FIGURE 15 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS – AFTERNOON PEAK-HOUR TURN VOLUMES	36
FIGURE 16 – TRANSIT ACCESS PEDESTRIAN ACCESS ROUTE	38
FIGURE 17 – PROJECT TRIP DISTRIBUTION	40
FIGURE 18 – MORNING PEAK TRIP ASSIGNMENT – PROJECT TRAFFIC	41
FIGURE 19 – AFTERNOON PEAK TRIP ASSIGNMENT – PROJECT TRAFFIC	42
FIGURE 20 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS AND PROJECT MORNING PEAK-HOUR TURN VOLUMES	44
FIGURE 21 – FUTURE (YEAR 2010) WITH AMBIENT GROWTH AND RELATED PROJECTS AND PROJECT AFTERNOON PEAK-HOUR TURN VOLUMES	45

List of Tables

TABLE 1 – SUMMARY OF INTERSECTION PERFORMANCE EXISTING (YEAR 2008) CONDITIONS	19
TABLE 2 – RELATED PROJECT TRIP GENERATION ESTIMATES	29
TABLE 3 – INTERSECTION PERFORMANCE AMBIENT GROWTH AND RELATED PROJECTS CONDITIONS (YEAR 2010)	33
TABLE 4 – PROJECT TRIP GENERATION ESTIMATES	39
TABLE 5 – INTERSECTION PERFORMANCE - AMBIENT GROWTH AND RELATED PROJECTS AND PROJECT CONDITIONS (YEAR 2010)	43
TABLE 6 – DETERMINATION OF PROJECT IMPACTS - MORNING (AM) PEAK HOUR	48
TABLE 7 – DETERMINATION OF PROJECT IMPACTS - AFTERNOON (PM) PEAK HOUR	49

Appendices

APPENDIX A – PROJECT MEMORANDUM OF UNDERSTANDING
APPENDIX B – TRAFFIC COUNT DATA
APPENDIX C – INTERSECTION LEVEL-OF-SERVICE WORKSHEETS EXISTING CONDITIONS (YEAR 2008)
APPENDIX D – INTERSECTION LEVEL-OF-SERVICE WORKSHEETS AMBIENT GROWTH AND RELATED PROJECTS CONDITIONS (YEAR 2010)
APPENDIX E – INTERSECTION LEVEL-OF-SERVICE WORKSHEETS AMBIENT GROWTH AND RELATED PROJECTS AND PROJECT CONDITIONS (YEAR 2010)

Executive Summary

A. Project Description

The proposed project site would be located at 8665 Hayden Place within the City of Culver City. The project would provide for the construction of an office building with a maximum size of 63,615 gross square feet. Based on final revisions being made to the site plan, it is likely that the actual size of the building will be less. As such, the traffic forecasts made for this project are conservative and may slightly overstate the trip generation for the project. This Project would replace the existing 18,000 gross square feet of light industrial use. Project access would be provided at the southern end of the Hayden Place cul-de-sac south of Higuera Street. A total of 181 parking spaces within a three-level subterranean parking garage and within a surface parking area would be provided on-site. The proposed Project is anticipated to be in operation by the Year 2010.

Project access will enter the site on Hayden Place south of Higuera Street. Emergency access and pedestrian access would have additional project access on Higuera Street about opposite of Wesley Street.

B. Study Methodology

KOA Corporation submitted a Memorandum of Understanding (MOU) for this report to the City of Culver City. The development of an MOU is a formal part of the traffic impact analysis process required by City of Culver City for all traffic studies. The list of study intersections is finalized through this process, as are the trip generation assumptions and information on related area projects. The MOU was approved by City of Culver City on March 20, 2008, and is included in this report as Appendix A. The significant traffic impact criteria used in the traffic analysis was determined based on the location of the study intersections. The following intersections were analyzed:

Intersections within the City of Culver City

1. Robertson Boulevard/Higuera Street and Washington Boulevard
2. National Boulevard and Washington Boulevard
3. La Cienega Boulevard and Washington Boulevard
4. Hayden Avenue and National Boulevard
5. Eastham Avenue and National Boulevard [Stop-Controlled]
6. Hayden Avenue and Warner Avenue [Stop-Controlled]
7. Eastham Avenue and Warner Avenue [Stop-Controlled]
8. Lucerne Avenue and Higuera Street [Stop-Controlled]
9. Hayden Avenue and Higuera Street [Stop-Controlled]
10. Eastham Avenue and Higuera Street
11. Lucerne Avenue and Duquesne Avenue [Stop-Controlled]
12. Jefferson Boulevard and Duquesne Avenue

Intersections within the City of Los Angeles

13. Robertson Boulevard and Venice Boulevard
14. National Boulevard and Venice Boulevard
15. La Cienega Boulevard and Fairfax Avenue
16. Jefferson Boulevard and National Boulevard
17. La Cienega Boulevard and Jefferson Boulevard
18. Jefferson Boulevard and Rodeo Road/Higuera Street

19. La Cienega Boulevard and Rodeo Road

The traffic analysis studied the following time frames, consistent with the guidelines of both Culver City and the City of Los Angeles.

- Existing (Year 2008) Conditions
- Future (Year 2010) with Ambient Growth and Related Projects
- Future (Year 2010) with Ambient Growth and Related Projects and the Proposed Project

The future Year 2010 was selected as the future time frame for analysis to coincide with the planned opening of the project. This traffic study meets the requirements of the Los Angeles County Congestion Management (CMP) Program.

C. Existing Conditions (Year 2008)

Analysis of existing conditions was based on traffic count data collected in May 2008. Level of service D or better is generally considered a good peak hour level of service in the project area. Thirteen of the nineteen study intersections are forecast to operate at LOS D or better under existing (Year 2008) conditions during the morning peak hour. During the afternoon peak hour, fifteen of the nineteen study intersections are forecast operate at LOS D or better. Those intersections that operated at LOS E or worse during either the AM or PM peak hour are identified below:

- 6. Hayden Avenue and Warner Drive (AM Peak Hour) (City of Culver City)
- 13. Robertson Boulevard and Venice Boulevard (AM Peak Hour) (City of Los Angeles)
- 14. National Boulevard and Venice Boulevard (AM and PM Peak Hours) (City of Los Angeles)
- 15. La Cienega Boulevard and Fairfax Avenue (AM and PM Peak Hours) (City of Los Angeles)
- 17. La Cienega Boulevard and Jefferson Boulevard (AM and PM Peak Hours) (City of Los Angeles)
- 19. La Cienega Boulevard and Rodeo Road (AM and PM Peak Hours) (City of Los Angeles)

D. Forecast No Project Conditions

In order to develop traffic forecasts for the future Year 2010, existing peak hour intersection traffic volumes were factored up by an ambient growth rate consistent with the Los Angeles County Congestion Management Program data and in consultation with the City of Culver City. Forecast traffic volumes for 41 planned projects within an approximate 1.5-mile radius of the project site were then added to these volumes. Traffic forecasts for the 41 "related projects" were developed either based on traffic studies prepared for those projects or on trip generation rates provided in the Institute of Transportation Engineers *Trip Generation*, 7th Edition.

To account for changes in the roadway capacities between the Year 2008 and Year 2010, planned area roadway improvements were identified. Specific roadway improvements were identified as part of the proposed Exposition Light Rail Line. Roadway improvements associated with the Exposition Light Rail were obtained from Metro's "Los Angeles Mid-City Westside Transit Corridor Mid-City Exposition Light Rail Transit Project - Final Environmental Impact State/Environmental Impact Report - Volume I", October 2005. The following summarizes these improvements:

- National Boulevard and Venice Boulevard (City of Los Angeles): Add an eastbound and westbound exclusive left-turn lane and a right-turn lane. Both approaches would then provide two left-turn lanes, three through lanes and one right-turn lane.

- National Boulevard and Jefferson Boulevard (City of Los Angeles): Add a northbound left-turn lane, the approach would then provide a left-turn lane and dual right-turn lanes; add an eastbound right-turn lane. The eastbound approach would then provide one through lane, one shared through/right-turn lane and one right-turn lane.
- La Cienega Boulevard and Rodeo Road (City of Los Angeles): Add a westbound exclusive left-turn lane. The westbound approach would then provide two left-turn lanes, two through lanes and one right-turn lane.

Forecast levels of service at some of these intersections in the future, even with the addition of ambient and related project traffic, improves in the future as a result of these planned improvements.

Under future with ambient growth and related project conditions, the following is the list of intersections operating at poor levels of service (LOS E or worse) during either the AM or PM peak hours for future Year 2010 "No Project" Conditions:

3. La Cienega Boulevard and Washington Boulevard (AM and PM Peak Hours) (Culver City)
6. Hayden Drive and Warner Drive (AM Peak Hour) (City of Culver City)
11. Lucerne Avenue and Duquesne Avenue (AM and PM Peak Hours) (City of Culver City)
12. Jefferson Boulevard and Duquesne Avenue (AM Peak Hour) (City of Culver City)
13. Robertson Boulevard and Venice Boulevard (AM and PM Peak Hours) (City of Los Angeles)
14. National Boulevard and Venice Boulevard (PM Peak Hour) (City of Los Angeles)
15. La Cienega Boulevard and Fairfax Avenue (AM and PM Peak Hours) (City of Los Angeles)
17. La Cienega Boulevard and Jefferson Boulevard (AM and PM Peak Hours) (City of Los Angeles)
19. La Cienega Boulevard and Rodeo Road (AM and PM Peak Hours) (City of Los Angeles)

E. Forecast Project Traffic

Trip generation for the proposed project land use was calculated by utilizing rates published in ITE's *Trip Generation, 7th Edition*. Based on this methodology, it is estimated that the project would generate 575 daily trips, of which 82 and 77 trips would be during the morning and afternoon peak hours, respectively.

Project trip distribution was based on the geographic distribution of population from which the employees of the proposed development would originate or terminate as well as knowledge of development trends in the area, local and sub-regional traffic routes, and regional traffic flows.

F. Forecast with Project Conditions

Under future with ambient growth and related project conditions, the following is the list of intersections operating at poor levels of service (LOS E or worse) during either the AM or PM peak hours for future Year 2010 "With Project" Conditions:

2. National Boulevard and Washington Boulevard (PM Peak Hour) (City of Culver City)
3. La Cienega Boulevard and Washington Boulevard (AM and PM Peak Hours) (City of Culver City)
6. Hayden Drive and Warner Drive (AM Peak Hour) (City of Culver City)
11. Lucerne Avenue and Duquesne Avenue (AM and PM Peak Hours) (City of Culver City)
12. Jefferson Boulevard and Duquesne Avenue (AM and PM Peak Hours) (City of Culver City)
13. Robertson Boulevard and Venice Boulevard (AM and PM Peak Hours) (City of Los Angeles)
14. National Boulevard and Venice Boulevard (PM Peak Hour) (City of Los Angeles)

- 15. La Cienega Boulevard and Fairfax Avenue (AM and PM Peak Hours) (City of Los Angeles)
- 17. La Cienega Boulevard and Jefferson Boulevard (AM and PM Peak Hours) (City of Los Angeles)
- 19. La Cienega Boulevard and Rodeo Road (AM and PM Peak Hours) (City of Los Angeles)

G. Project Significant Impacts per the Traffic Study Guidelines

The traffic analysis shows that the project is expected to have no significant impacts, based on City of Culver City and LADOT traffic study guidelines, at any of the study intersections.

H. Construction Impacts

It is likely that there will be short-term adverse traffic and parking impacts in the area during construction of the proposed project. It is City policy and procedure that developers submit a formal construction staging and traffic plan to the City for review and approval prior to the issuance of any construction permits. The applicant will be required to submit a plan, which includes information on staging and local haul routes, number of truck trips such as material evacuation, steel delivery, concrete pour and other deliveries, street/lane closures (if any), pedestrian circulation and traffic control, duration of construction activity and hours of operation. In addition, a construction parking plan will also be required that clearly delineates where construction workers will park. The plan shall clearly denote on-street parking in the project vicinity for construction workers shall be prohibited.

The Applicant and the construction contractor shall be required to submit a parking plan to the Culver City Planning Division for approval prior to issuance of any grading or building permits.

I. Parking Adequacy

City Code requires that the project provide 182 parking spaces, based on the maximum proposed size of the development. A total of 181 parking spaces within a three-level subterranean parking garage and within a surface parking area would be provided on-site. Based on the parking supply of 181 parking spaces, the proposed on-site parking would be deficient by one parking space based on the City's Code requirements.

I. Introduction

This report documents the traffic study prepared for the proposed office development at 8665 Hayden Place in the City of Culver City. KOA Corporation was retained to study the potential traffic impacts of the proposed project.

The following sections examine the impacts of the project on traffic operations at selected study area intersections during a weekday morning and afternoon peak periods. The scope and methodologies used for this traffic study were developed in consultation with the City of Culver City. The Project study area, as defined through consultation with City of Culver City staff, encompasses nineteen (19) roadway intersections. Key tasks undertaken for this traffic analysis include: 1) definition of study approach, 2) determination of existing traffic conditions, 3) trip generation forecasts of the planned project land use, 4) assignment of Project-generated trips to the study area roadway system and, 5) evaluation of the impact of project traffic at the study intersections.

A. Project Site Location

The proposed project site would be located at 8665 Hayden Place within the City of Culver City. Figure 1 illustrates the study area and the site location in relation to surrounding street system. As shown on Figure 1, regional access to the site is primarily provided via the I-10 Freeway on the north.

B. Project Description

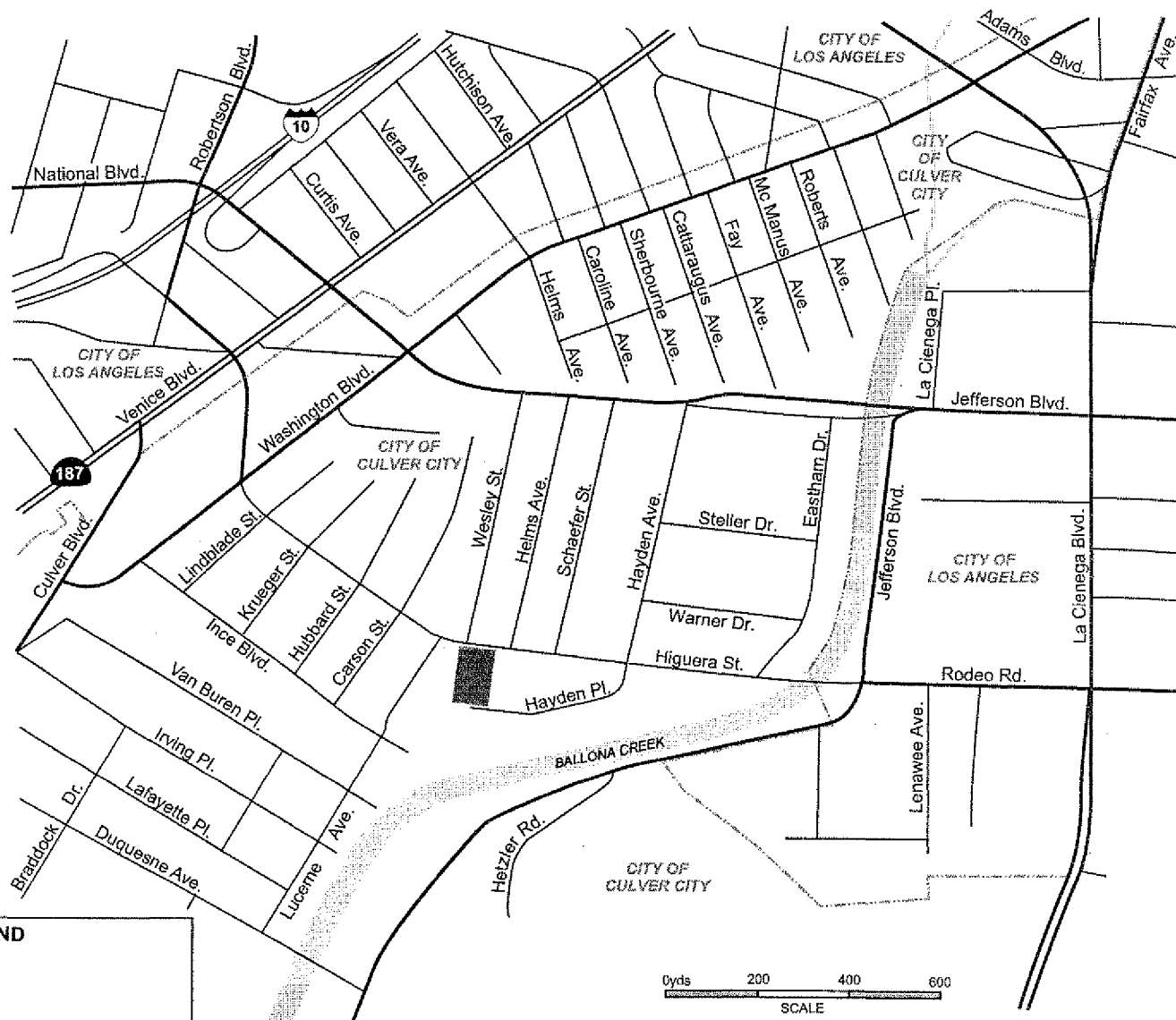
As outlined in Figure 2, the project would provide for the construction of an office building with a maximum size of 63,615 gross square feet. Based on final revisions being made to the site plan, it is likely that the actual size of the building will be less. As such, the traffic forecasts made for this project are conservative and may slightly overstate the trip generation for the project. This Project would replace the existing 18,000 gross square feet of light industrial use. Project access would be provided at the southern end of the Hayden Place cul-de-sac south of Higuera Street. A total of 181 parking spaces within a three-level subterranean parking garage and within a surface parking area would be provided on-site. The proposed Project is anticipated to be in operation by the Year 2010.

Project access will enter the site on Hayden Place south of Higuera Street. Emergency access and pedestrian access would have additional project access on Higuera Street about opposite of Wesley Street.

C. Project Study Area

In consultation with the City staff, twelve locations within the City of Culver City and seven locations within the City of Los Angeles were defined as study intersections for this traffic analysis. A total of nineteen intersections are analyzed in this study of which thirteen intersections are controlled by traffic signals and the remaining six study intersections are stop-controlled locations. The following is the list of the study intersections:

146



LEGEND



Project Site



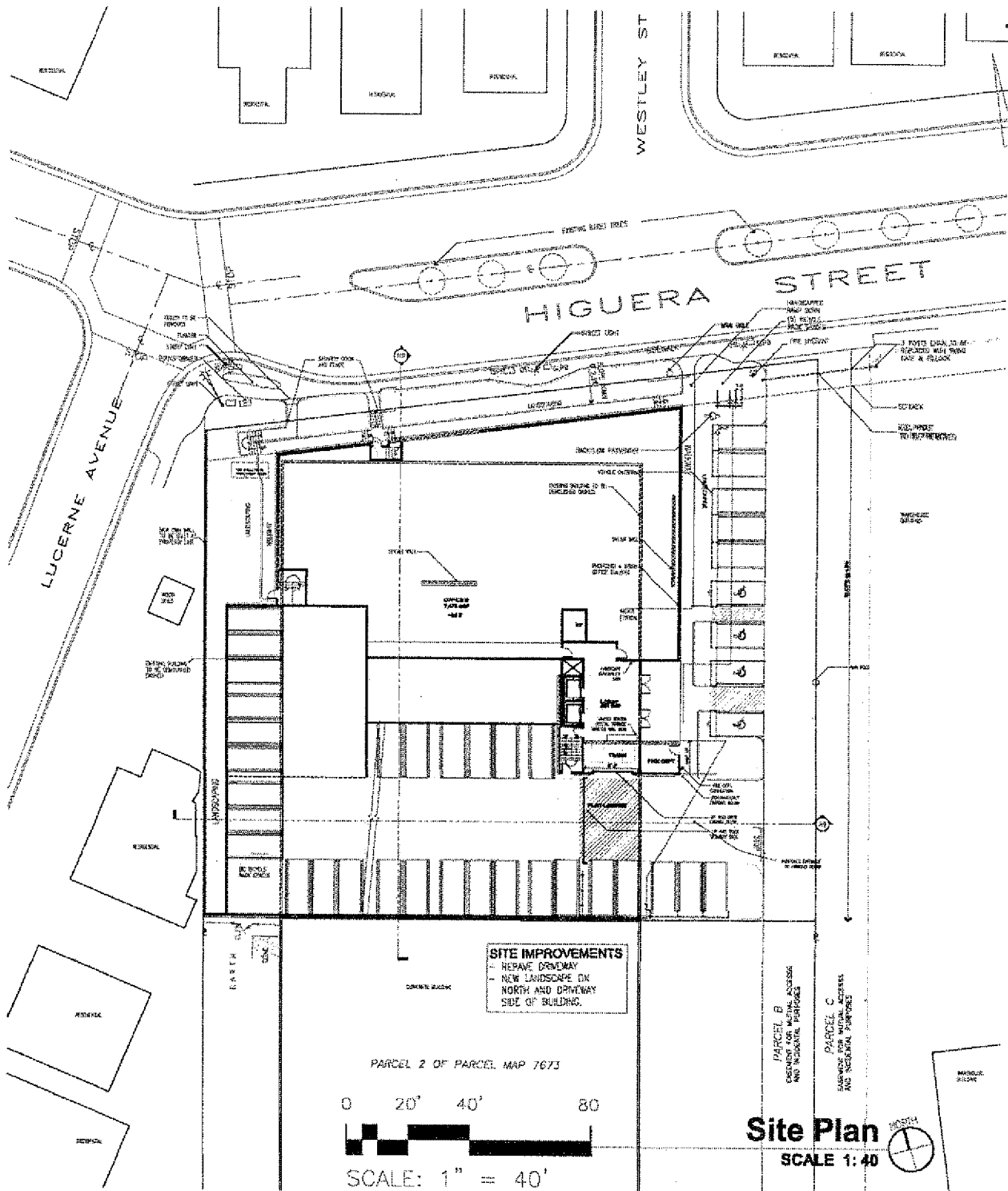
KOA CORPORATION
PLANNING & ENGINEERING

8665 Hayden Place - Traffic Study

4/23/08

Figure 1

Project Location



Intersections within the City of Culver City

1. Robertson Boulevard/Higuera Street and Washington Boulevard
2. National Boulevard and Washington Boulevard
3. La Cienega Boulevard and Washington Boulevard
4. Hayden Avenue and National Boulevard
5. Eastham Avenue and National Boulevard [Stop-Controlled]
6. Hayden Avenue and Warner Avenue [Stop-Controlled]
7. Eastham Avenue and Warner Avenue [Stop-Controlled]
8. Lucerne Avenue and Higuera Street [Stop-Controlled]
9. Hayden Avenue and Higuera Street [Stop-Controlled]
10. Eastham Avenue and Higuera Street
11. Lucerne Avenue and Duquesne Avenue [Stop-Controlled]
12. Jefferson Boulevard and Duquesne Avenue

Intersections within the City of Los Angeles

13. Robertson Boulevard and Venice Boulevard
14. National Boulevard and Venice Boulevard
15. La Cienega Boulevard and Fairfax Avenue
16. Jefferson Boulevard and National Boulevard
17. La Cienega Boulevard and Jefferson Boulevard
18. Jefferson Boulevard and Rodeo Road/Higuera Street
19. La Cienega Boulevard and Rodeo Road

The locations of the study intersections are illustrated in Figure 3.

D. Analysis Methodology

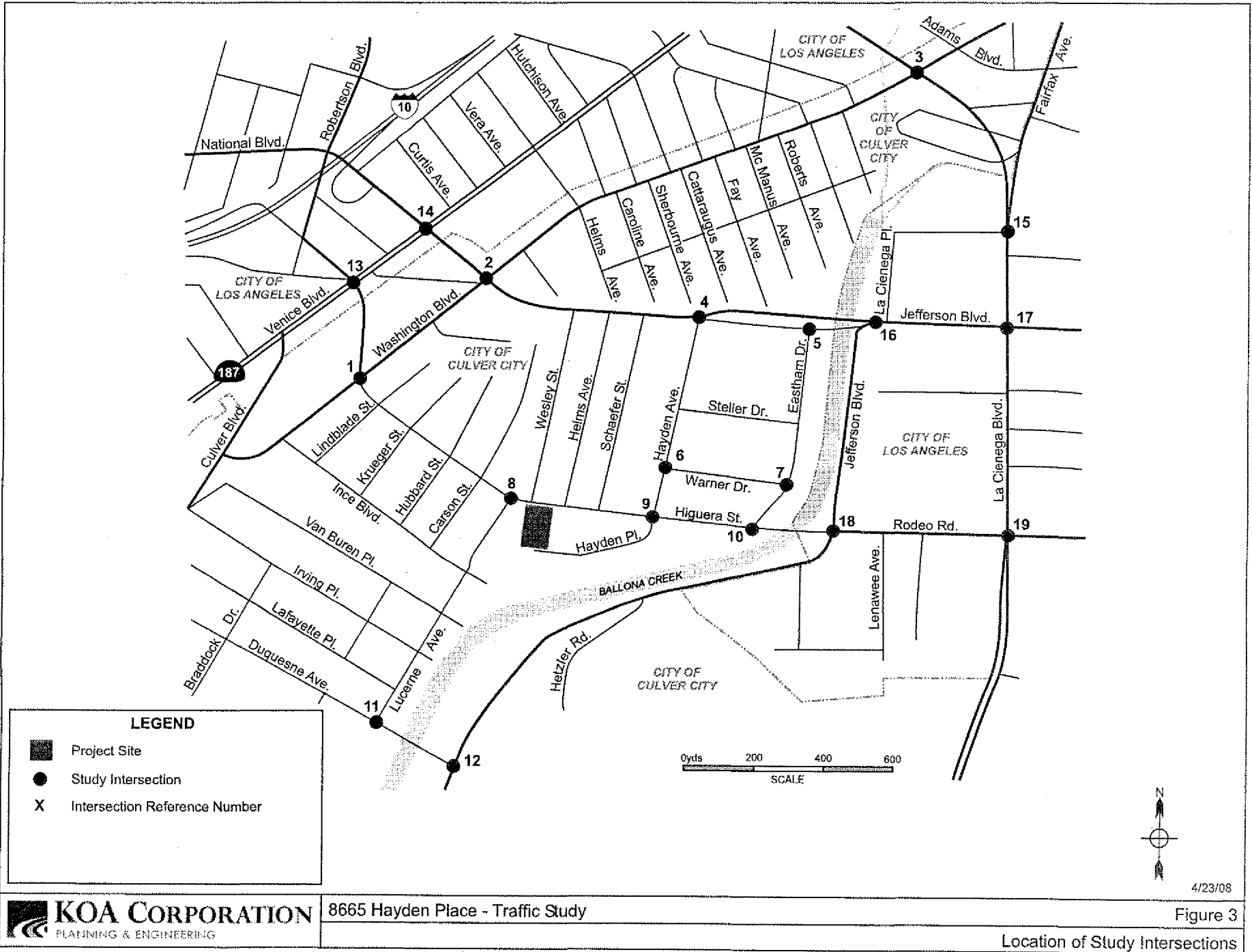
Project Scoping

In order to document these assumptions, KOA submitted a Memorandum of Understanding (MOU) for this report to the City of Culver City. The development of an MOU is a formal part of the traffic impact analysis process required by City of Culver City for all traffic studies. The list of study intersections is finalized through this process, as are the trip generation assumptions and information on related area projects. The MOU was approved by City of Culver City on March 20, 2008 and is included in this report as Appendix A.

Signalized Intersection Level-of-Service Definitions

The following level-of-service definitions were used in this analysis. These definitions are consistent with the traffic study guidelines of the City of Culver City and City of Los Angeles.

149



<u>Level of Service</u>	<u>Volume/Capacity Ratio</u>	<u>Definition</u>
A	0.000 - 0.600	EXCELLENT. No vehicle waits longer than one Red light and no approach phase is fully used.
B	0.601 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	0.701 - 0.800	GOOD. Occasionally, drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	0.801 - 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	0.901 - 1.00	POOR. Represents the most vehicles that intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	Greater than 1.00	FAILURE. Backups from nearby intersections or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

Unsignalized Intersection Level-of-Service Definitions

Unsignalized intersection level of service is reported for the major street and minor street (generally, left-turn movements). The method assesses available and critical gaps in the traffic stream, which make it possible for side street traffic to enter the main street flow. The *2000 Highway Capacity Manual* describes the detailed methodology. It is not unusual for an intersection to experience Level of Service E or F conditions for the minor street left-turn movements. It should be understood that, often, a poor level of service is experienced by only a few vehicles and that the intersection as a whole operates acceptably.

Unsignalized levels of service definitions are described in the following table.