

MEETING DATE: 12/15/08

AGENDA ITEM: JOINT PUBLIC HEARING - 1) City Council Public Hearing for Consideration of an Appeal of the Planning Commission's Approval of Site Plan Review, SPRP-2007183, and the CEQA Negative Declaration Finding; and Approval of Height Exception, HTEX P-2008111, and Tentative Tract Map No. 69769, TTM P-2007184; and 2) Redevelopment Agency Consideration of Approval of a Design for Development (DFD) and Conformity with the Redevelopment Plan for Component Area Number 3.

ATTACHMENTS

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Meeting Date: October 22, 2008	Item Number: PH-1
AGENDA ITEM: Approval of Site Plan Review, SPR P-2007183, Administrative Use Permit, AUP P-2008110, and a Negative Declaration, and a recommendation of Height Exception, HTEX P-2008111, and Tentative Tract Map No. 69769, TTM P-2007184, for the Construction of a terraced / split-level 4 – 5 story condominium office building measuring 62,765 Gross Square Feet (GSF) at 8665 Hayden Place. (Continued from October 8, 2008)	
Contact Person/Dept.: Joseph Montoya, Associate Planner	Phone Number: (310) 253-5736
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: On September 16, 2008, notices were mailed to all property owners and occupants within a 500-foot plus radius of the site extended to the end of the block; to all individuals who previously spoke on this proposed project at prior City meetings and to all other interested individuals. The notice was also emailed to the Master Notification List. On September 16, 2008, two (2) Project Notification signs were posted on the site. On October 2, 2008, a revised public notice announcing the change in meeting date was mailed to all individuals listed above plus an e-mail to the Master Notification List. The project notification signs were modified on October 5, 2008, to announce the new public hearing date.	
Planning Review: Thomas Gorham, Planning Manager, October 13, 2008	
<u>RECOMMENDATION:</u> That the Planning Commission: 1. Adopt a Negative Declaration based on the Initial Study finding the project will not have a significant adverse impact on the environment (Attachment No. 15); 2. Approve Site Plan Review, SPR P-2007183, and Administrative Use Permit, AUP P-2007184, subject to the Conditions of Approval as outlined in Resolution No. 2008-P012 (Attachment No. 1); and 3. Recommend to the City Council conditional approval of Height Exception, HTEX P-2008111, and Tentative Tract Map No. 69769, TTM P-2007184, subject to the Conditions of Approval as outlined in Resolution No. 2008-P012 (Attachment No. 1). <u>PROCEDURES:</u> 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;	

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3. Chair seeks a motion to close the public hearing after all testimony has been presented; and
4. Commission discusses the matter and arrives at its decision.

BACKGROUND:

Request

As outlined in the preliminary development plans (Attachment No. 5), the project applicant / property owner, ReThink Tara Green LLC, is requesting approval to demolish the existing 18,000 gross square foot (GSF) industrial building along with all site improvements and then to construct a terraced split-level 4 – 5 story condominium office building measuring 62,765 GSF and between 30'-6" and 61'-9" in height with 181 parking spaces [including 36 spaces in tandem form] with related setbacks and onsite / offsite improvements. To accomplish this request, a Site Plan Review (SPR) is required to construct the project; a Height Exception (HTEX) is required to exceed the 43 foot building height limit in the IG Zone; an Administrative Use Permit (AUP) is required for the tandem parking and a Tentative Tract Map (TTM) is required to subdivide the site for office condominium airspace units. General Information

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

Existing Conditions

The subject site, as outlined in the Vicinity Map (Attachment No. 3) and Aerial Photograph (Attachment No. 4), is a single lot parcel accessed from the westerly terminus of the Hayden Place cul-de-sac via an existing fire lane easement roadway that shall remain in place along the easterly portion of the site. It is currently developed with an 18,000 GSF industrial building formerly used as a warehouse / distribution center for a retail user measuring 25'-0" +/- to the roof and constructed circa 1977 with 30 surface parking spaces and landscaping consisting of ground cover, shrubs and trees.

To the north, the site fronts onto Higuera Street and although it does not offer any private vehicle access, emergency public vehicles to/from the street via a barricaded emergency drive approach shall continue to maintain access. Along Higuera Street is a City-managed landscape maintenance district with ground cover, shrubs and trees to which the applicant is a participant. To the east is an existing industrial building and parking lot. To the south, directly abutting the site is an industrial building and parking lot. And to the west, directly abutting the site is a single family residence.

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The site is designated in the General Plan Land Use Element as "Industrial" and on the Zoning Map as "General Industrial (IG)". To the north, across Higuera Street, the area has residential designations and is developed with single and multiple family residences. To the east and south, the area has industrial designations and is developed with office / research / industrial / commercial / filming uses. To the west, both abutting the site and across Lucerne Avenue, the area is designated residential and developed with single and multiple family residential uses.

Project Description

On August 2, 2007, the applicant initiated the filing process to begin this multi-component development review and approval process. As outlined in the attached preliminary development plans, the applicant is requesting approval to accomplish the following actions:

1. Construct a new terraced split-level 4 – 5 story condominium office building measuring 62,765 GSF with a surface parking lot and an attached subterranean parking structure. Each office floor is "split" with Section "A" constructed within the northerly portion of the site and Section "B" a floor higher within the southerly portion of the site [hence a partial 5th floor along the south side]. The building is provided with varied setbacks along all building frontages. These setbacks are to be provided with new trees and other landscaping so as to soften the visual image of the project from the surrounding residential neighborhood. A courtyard located within the central portion of the building is to be provided with passive landscaping and seating. Additional onsite and offsite improvements including, but not limited to, landscaping, water fountain, fencing and public art are proposed.

The site slopes away from Higuera Street towards the Hayden Place cul-de-sac. Since the existing slope condition of the site will generally remain in place, the "new grade" elevation points for the proposed building shall be as follows:

- A. 89.67' at the northeast corner [at the top of the Higuera Street public sidewalk];
- B. 82.26' at the southeast corner [abutting the top of the fire lane easement roadway to/from the Hayden Place cul-de-sac];
- C. 87.10' at the southwest corner [the natural grade of the abutting residence]; and

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- D. 90.18' at the northwest corner [at the top of the Higuera Street public sidewalk].

The split-level terraced building consist of two (2) portions with Portion "A" being nearest to the north property line along the Higuera Street frontage and with Portion "B" being furthest from the Higuera Street frontage along the southerly property line. Hence, the "new grade" of the 1st floor of the project along the Higuera Street frontage is between 2'-0" and 4'-10" below the Higuera Street top of public sidewalk elevation. The other portions of the site also result in a varying building height.

The building is proposed to be "green" in design by use of alternative roof materials, skylights, centrally located ventilation shafts, photovoltaic solar panels along the southerly roof area of "Portion B" and other environmental and aesthetically sensitive elements such as a "green screen" facing the westerly edge of the central courtyard so as to provide additional screening to the residential uses to the west of the site. Additional screening is to be provided by the installation of vertical louvers along the south wall so as to obstruct direct line of sight from the upper floors of the project onto the residential uses to the west; and the windows along the west building elevations are to be non-vision glass to further protect the visual privacy of the residential uses to the west. Said terracing steps the building away from the residential uses in the area and towards the adjoining industrial uses. To be constructed, the project requires the approval of a Site Plan Review (SPR) application;

2. Construct the subject building with a varying height between 30'-6" and 61'-9" to the top of roof via a Height Exception (HTEX) application since portions of the proposed structure exceeds the 43'-0" maximum height permitted in the IG Zone;
3. Provide 181 parking spaces [12 spaces on the surface and 169 parking spaces within a three (3) level subterranean parking structure]. The parking plan proposes 36 parking spaces in tandem format via an Administrative Use Permit (AUP) application. The project also proposes to provide 29 bicycle parking spaces located throughout the surface and subterranean parking areas. The parking area within the subterranean garage is also intended to be provided with an after-hours security gate system; and
4. Subdivide the new project into a "for sale" condominium airspace office complex via a Tentative Tract Map (TTM) application.

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The applicant has provided a written narrative (Attachment No. 8) summarizing the proposed project and efforts to address neighborhood concerns

Project Notification

The public notification process began when, under the City's direction, the applicant mailed a letter to the surrounding neighborhood informing them of the initial project application filing with the City on December 13, 2007.

As outlined in the Public Notification Radius Map (Attachment No. 10), the standard 300 foot radius for all mailed public notification to owners and occupants was initially extended to 500 feet and then extended again to the end of the block and to include portions of the Hayden Tract along Hayden Avenue and the surrounding streets. Individuals that spoke at prior Planning Commission and City Council meetings on the proposed project were also notified. All other CCMC requirements pertaining to posted notification signage were followed.

Two separate public notice mailings were mailed, and the onsite project notification signs were installed, announcing the original October 8, 2008, Planning Commission meeting date and then subsequently remailed and revised to reflect the rescheduled meeting date of October 22, 2008.

On September 29 and 30, 2008, the Planning Division received a petition (Attachment No. 11) [one (1) cover page and 21 pages with 294 signatures] in opposition to the referenced project. At this time, thirty two (32) of the signatures have been found to be invalid [i.e., due either because the signatures were in opposition to some other project or not a valid signature] thereby validating 262 signatures at this time. Thereafter, the applicant submitted a letter (Attachment No. 16) responding to the petition introductory statements.

In addition to the public notification outlined above, the applicant conducted a minimum of twelve (12) "outreach" events with the surrounding residents informing them of the project and of the various revisions of the project design as it evolved to the version currently under review via this application process. These outreach events are describe in the applicant's Height Exception Criteria Summary dated August 7, 2008 (Attachment No. 9).

ANALYSIS:

Land Use and Zoning

The General Plan Land Use Element designates the site as "Industrial". The General Plan states on Page LU-21 that "... *Residential and industrial uses, or*

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commercial [i.e., offices] and industrial uses, can coexist when specific uses and design characteristics are analyzed for compatibility ...; and that "... Maximum building intensity, specific types of land use, and development standards shall be controlled by zoning based on lot size and location ...". Additionally, the Zoning Map designates the subject site with an "Industrial (IG)" zoning designation which is consistent with and implements the General Plan designation listed above. Furthermore, as listed in CCMC Section 17.230 – Industrial Zoning Districts / Table 2-8 "Allowed Uses and Permit Restrictions", the proposed "office" use of the subject site is listed as a "permitted" use in the IG Zone. Therefore, based on the above data and the analysis performed on the proposed developed plan, staff is of the opinion the proposed applications are consistent with the General Plan and Zoning designations for the site.

Architectural Design

As outlined in the proposed preliminary development plans (Attachment No. 5) and the materials board (Attachment No. 6) [to be on display at the meeting], the proposed building configuration and materials result in a structure that conforms to all applicable provisions of the IG Zone and all other CCMC development standards. The proposed split-level height, with accompanying terracing / setbacks, provides separation from the abutting properties to the north [Higuera Street] and west [Lucerne Avenue] taking into account the sloped configuration of the site.

The existing building proposed to be demolished is generally a non-descript concrete tilt-up structure approximately 25 feet in height located within the industrial / office business park established in the early 1970's. In contrast to the existing building's architectural design, the proposed project is an architecturally modern theme building making use of a variety of building materials and finishes and a building massing pattern intended to soften the visual image of the building when viewed from the surrounding residential areas. The proposed multi-faced building includes the use of wood cladding, aluminum panels, cast concrete, steel, perforated stainless steel rain screen, operable windows, shading elements, cantilevered walls and walking bridges. These elements, in concert with "green" building screens / walls and roof components, are all intended to further enhance the compatibility of the proposed structure with the neighborhood while providing an overall site design that is environmentally friendly and energy efficient. Other site improvements [i.e., exterior light fixtures, bicycle racks, water fountain, fencing, security gates] shall be of architectural materials, finishes and colors compatible with the project. Lastly, the proposed installation of public art panels in compliance with the City's Art in Public Places program along the building facades will further add to the visual character of the building.

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The project is required to meet the photovoltaic requirements of CCMC Ordinance No. 2008-004. To meet this new requirement, the applicant proposes to include a roof mounted photovoltaic system along the southerly roof of Portion "B" to reduce the demand of electricity. Additionally, the applicant proposes a building design that incorporates construction, architecture and operational measures consistent with the United States Green Building Council's (USGBC) design standards. The USGBC uses a Leadership in Energy and Environmental Design (LEED) four (4) level rating system that begins with basic "certified" and then proceeds upward past "silver" and "gold" to "platinum", the highest most efficient rating of all. It is the goal of the applicant to design, construct and operate the proposed project so as to receive a "Gold" rating by including the elements noted above while also insulating the building and reducing the demand for mechanical services and using energy efficient windows and site lighting systems.

On the basis of the proposed design and massing of the building, the project is anticipated to be compatible with the existing area. Regarding the building's compatibility with the residential uses to the north and west, the building is stepped back from the residential uses so as to minimize the proposed building visual impact and the proposed materials are intended to be non-reflective. To the east and south, the building massing and architecture is compatible with the adjoining industrial / office / commercial uses in the area.

Height Exception

Originally, the applicant submitted preliminary development plans that proposed a building with a uniform height measuring 43'-0" with a 5'-0" parapet for an effective building height of 48'-0" consistent with the 43'-0" height limit (plus 5'-0" parapet) in the IG Zone.

However, after receiving comments from some of the neighboring residents pertaining to the height of the building and its proximity to adjacent residential uses during various applicant-sponsored community meetings, the applicant revised the building massing so as to terrace the building away from the neighboring residential uses to the north and west and then added a partial 5th floor at the furthest point away from the residences so as to regain the footage lost as a result of the terracing and maintain a building measuring 62,765 GSF as originally proposed.

Since the proposed project exceeds the maximum building height, the applicant has filed a Height Exception application. As outlined in the preliminary development plans, the applicant has submitted for approval a terraced / split-level office building measuring between 30'-6" and 61'-9" in height that provides a

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building massing which steps back from the surrounding residential uses and provides the desired building size – yet the proposed building exceeds the CCMC maximum building height of 43'-0" in the IG Zone by up to 18'-9".

CCMC Section 17.300.025.C.1. – Exceptions to Height Limits outlines the procedure for requesting the City Council to grant an exception to the height limits established in the CCMC. The City Council, after consideration of a recommendation from the Planning Commission, may by resolution establish a maximum building height for new construction in Redevelopment Component Area #1 through #3 subject to consistency with a Design For Development (DFD) as may be adopted by the Culver City Redevelopment Agency for the subject site. Since the subject project site is located within Redevelopment Component Area #3, the applicant has initiated discussions with the Redevelopment Division for Redevelopment Agency adoption of a DFD. The request to exceed the maximum building height, and any other restrictions related to rooftop parapets and mechanical equipment, are to be considered as part of this Height Exception and the DFD. At present, Redevelopment Division staff is in negotiations with the applicant as to the contents of the DFD and the required public review of the DFD by the Redevelopment Agency is not anticipated to be scheduled until after the Planning Commission has completed its review of the proposed project. An excerpt of the draft DFD pertaining to the proposed building height is provided for informational purposes (Attachment No. 7). Therefore, if the Planning Commission were to recommend to the City Council approval of the proposed Height Exception and approve the Site Plan Review, the Site Plan Review would not become effective unless and until the Redevelopment Agency were to approve the DFD and unless and until the City Council were to approve the Height Exception.

As required as part of the submittal requirements for a Height Exception (Attachment No. 17) the applicant has submitted a shade and shadow study, site line analysis, and visual simulations as outlined in the Preliminary Development Plans (Attachment No. 5). In addition, the applicant has conducted community outreach events as describe in the applicant's Height Exception Criteria Summary dated August 7, 2008 (Attachment No. 9). Since the proposed Height Exception does not result in additional floor area, the applicant was not required to submit a pro forma, market analysis or additional traffic study.

In reviewing requests for a Height Exception, design and compatibility are the key criteria used by staff to assess the proposal and make a recommendation. This includes: privacy of adjacent uses; shade and shadow impacts; view blockage; location relative to surrounding uses; and design and physical appearance.

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Privacy: The project design has taken into consideration privacy impacts to adjacent residential uses. The building is a minimum of 100 feet from homes on Higuera and the west side of Lucerne minimizing any views into these homes or yards. The western façade of the building is adjacent to three homes on the east side of Lucerne. The windows on the west side of the building are few and set high so that views into the neighboring yards are constrained.

Shade and Shadow: As outlined in the architectural plans, an analysis of the anticipated shade and shadow footprint of the proposed building throughout the year has been prepared. The analysis concludes that there will be no significant impact onto any of the adjoining buildings resulting from the additional height.

View Blockage: The proposed building will not be in the view shed of any residential uses and therefore will not result in any view blockage from adjacent properties.

Location: The majority of the proposed building is at or below the 43 foot height limit of the IG zone. The portion of the building that rises to a proposed 61'-9" is located away from the sensitive residential receptors and more appropriately towards the commercial/industrial uses on Hayden Place. The building measures a maximum height of 32 feet along the residential perimeter on the Higuera (north) side and 30.5 feet along the residential perimeter on the Lucerne (west) side. This height of the building in this location is consistent with the 30 foot height limit in the surrounding R-2 residential zone. In addition, the building is setback up to 24 feet directly abutting the residential uses on Lucerne.

Design and Physical Appearance: The massing of the proposed building includes a terraced / split-level design with varying building setbacks pulling the height away from the adjoining residential uses and more appropriately towards the commercial / industrial uses. The proposed building materials, colors and finishes are intended to create a building appearance that is sensitive to the nature of the adjoining residential uses, including the extensive use of wood paneling on those portions of the building facing residential uses.

Based on the criteria outlined above, staff believes there are various unique characteristics that apply to the subject site and the proposed design of the project which lend to it being appropriate for a Height Exception. The Height Exception does not seek to add square footage to the building, but rather is intended to address compatibility issues with adjacent residential uses. The lowering of the height adjacent to the residential use provides a building appearance that insures a compatibility with the surrounding residential uses.

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Landscaping

Based on the extent of the site disruption during the construction phase of the project so as to construct the new subterranean garage, all existing landscaping within the site [i.e., trees, shrubs and ground cover] is required to be removed. As outlined in the proposed site plan, new landscaped planters above natural dirt areas are proposed as well within the proposed setback areas above the subterranean garage. Other areas deemed appropriate for landscaping shall include portions of the "green" rooftop areas.

In addition to the proposed onsite landscape plan, along the Higuera Street frontage within the existing landscaping maintenance district, additional landscaping [i.e., trees, shrubs and ground cover] as deemed appropriate by the Parks Manager / City Landscape Architect and City Engineer shall be added to further screen the building from the surrounding residential area.

Parking

The proposed parking plan of 181 parking spaces in a combination of surface and subterranean locations meets all applicable CCMC onsite parking requirements for the proposed office use including, but not limited to, the provision of the required number of parking spaces [i.e., 179 spaces are required and 2 spaces are extra] with the use of the AUP for tandem parking referenced herein as well as the type of parking spaces [i.e., standard, handicapped and loading], dimensions [i.e., width, length, aisleway and vertical clearance] and signage. As permitted in the CCMC, the loading parking space is to be shared with one of the standard spaces which can accommodate small trucks since larger trucks are not anticipated to be used for the project. In addition, 29 bicycle racks will be provided in both the surface parking area and the subterranean parking structure.

The applicant is requesting approval of an Administrative Use Permit (AUP) in order to provide 36 parking spaces in tandem form within the subterranean garage. Accordingly, as outlined in CCMC Section 17.320.035.C.1.b., the use of tandem parking serving the proposed office use is an allowable feature provided said tandem parking meets the required AUP findings listed in CCMC Section 17.530.020 – Findings and Decisions. Based on the location [within the parking structure], format [2-deep] and dimensions [refer to plans] of the tandem parking spaces, staff has determined the request meets all of the minimum requirements of the CCMC.

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Traffic and Circulation

Based on the City's adopted traffic study criteria, a traffic study was deemed necessary by the Planning Division and Engineering Division. As outlined in the Memorandum Of Understanding (MOU) approved by the City of Culver City and the City of Los Angeles Department of Transportation (LADOT) and the scope of the analysis listed therein, KOA Corporation, a state licensed traffic engineering firm, prepared the traffic study dated July 23, 2008, and entitled Traffic Impact Analysis For The Proposed 8665 Hayden Place Office, Culver City (Attachment No. 12). Said traffic study analyzed the existing and proposed traffic volumes to be generated by the proposed project as well as traffic patterns at nineteen (19) intersections within the surrounding area [i.e., City of Culver City and City of Los Angeles] regardless of jurisdiction during both the AM and PM peak hours. Based on the information gathered from the field investigations, the consultant proceeded with the required analysis including projected future traffic levels at the referenced intersections based on development projects currently under construction or anticipated to be constructed in the near future.

In addition to the 19 study intersections, the traffic consultant also investigated the potential project related traffic impacts to the residential streets adjacent to or near the project site including, but not limited to, Higuera Street, Lucerne Avenue, Wesley Street, Helms Avenue and Schaefer Street.

The traffic analysis also took into account not only the existing traffic diversion improvements within the area, but it also analyzed various on-going and/or completed public improvement projects in the area including, but not limited to, street repair work at the Higuera Street / Eastham Drive intersection, the Higuera Street – Rodeo Road / Jefferson Boulevard intersection, the Jefferson Boulevard / National Boulevard intersection, the Eastham Drive / Jefferson Boulevard intersection and the Hayden Avenue / National Boulevard intersection.

Other components of the analysis included taking into account the sole vehicle access for the site is provided via the two-way fire lane roadway easement leading to/from the westerly terminus of the Hayden Place cul-de-sac and thereafter from the Hayden Place – Hayden Avenue / Higuera Street intersection. Private vehicle access of any type or duration from along Higuera Street abutting the site was noted to be prohibited and shall continued to be prohibited as part of this proposed project. Lastly, the analysis confirmed the onsite circulation shall be provided via 27'-0" wide aisle ways which allow vehicles to maneuver adequately in and out of parking spaces within the surface parking area and the subterranean garage. Vertical clearance within the subterranean garage shall be no less than 7'-0" as required in the CCMC.

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Taking into account the onsite and offsite circulation patterns referenced above, the traffic consultant analyzed the projected future traffic levels in the area and the trips generated by the proposed project. Based on that analysis, the traffic study concludes the increase in traffic at the studied intersections as a result of the project will be below the City's criteria for significant impacts. Traffic impacts at studied intersections [measured as volume to capacity ratios (V/C) or the ratio of the number of actual vehicles to the amount of vehicles the intersection can accommodate] must increase beyond a threshold given the Level of Service (LOS) measured for the intersections in order to be considered a significant impact. At the study intersections, the increase in the V/C ratios resulting from the project – given the LOS for those intersections – is calculated to be below what the City established as a significant impact. In other words, added traffic resulting from the project to the areas studied is expected to be small enough so as to not create a significant impact on traffic.

Therefore, as outlined in the Executive Summary of the traffic study [Page 4], the traffic consultant has determined “... *the traffic analysis shows that the project is expected to have no significant impacts, based on City of Culver City and [the City of Los Angeles Department of Transportation] LADOT traffic study guidelines, at any of the study intersections ...*”. The Project Summary and Project Recommendations [Page 54] further states the proposed parking, access and circulation system for the proposed project will function in accordance with the City's standards based on various conclusions including, but not limited to, the following:

1. The project is anticipated to generate 575 net new daily vehicle trips, including 82 net new trips in the AM peak hour [i.e., 7:00 AM – 9:00 AM] and 77 net new trips during the PM peak hour [i.e., 4:00 PM – 6:00 PM]; and said trips do not exceed the thresholds for significant impact at any location;
2. The proposed project will not significantly impact any of the study intersections nor will it produce sufficient net new traffic to create significant impacts to any of the adjacent local streets [neither residential nor non-residential] or to the area's regional arterial roadways and freeways; and therefore no offsite traffic mitigation measures are warranted for the project; and
3. Although not specified or required as a mitigation measure in the traffic analysis, based on the proposed gross square footage of the project, the proposed project is required to meet the CCMC Traffic Demand Management (TDM) Ordinance.

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Therefore, no traffic related project mitigation measures are required. The City's Engineering Division and consulting traffic engineers have reviewed the traffic study and have determined the traffic consultant's findings to be acceptable. A condition of approval requiring compliance with the CCMC TDM Ordinance has been recommended.

Noise

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 will 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 project is expected to generate no more than the noise level consistent with the current use on the site. Therefore, no other special noise related conditions of approval are recommended.

Construction

The proposed project includes the demolition of all existing onsite improvements and the construction of a subterranean garage, the above ground office building and related onsite and offsite improvements. Of special concern is the fact that the required excavation for the relocation of existing utilities and the construction of the subterranean garage will be in close proximity to the existing landscaped buffer to the north, the existing industrial building to the south and the existing single family residence to the west. A condition of approval requiring the applicant to provide adequate shoring at a minimum along the north, south and west property lines as deemed necessary by the Building Official so as to insure the stability of the adjacent improvements listed above has been recommended.

Security

The project shall be secured with a 4'-0" high wrought iron fence along the north property line facing Higuera Street, with a 6'-0" high block wall along the west property line abutting the single family residence with the CCMC required wall step-down and with an after-hours overhead security gate at the entrance to the subterranean garage with said gate setback from the building entrance so as to insure proper vehicle alignment. The surface parking area shall remain unsecured. The previously noted emergency fire lane access driveway along the Higuera Street frontage currently secured by a post and chain barricade shall be upgraded to a swing gate and Fire Department lock system that shall continue to prohibited any private vehicle usage of the emergency driveway. Lastly, the

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Covenants, Codes and Restrictions [CC&R's] required as part of the subdivision process shall include the creation of an owners association that shall actively manage and provide security for the site. A condition of approval requiring all security elements to be architecturally compatible with the project's design and continuing the prohibition of private usage of the Higuera Street emergency driveway have been recommended.

Area Compatibility

The "Industrial" General Plan and Zoning designations for the subject property permit office use developments as proposed by the applicant. The proposed building height of between 30'-6" and 61'-9", while greater in some instances than the surrounding industrial and residential buildings, is deemed to be compatible as a result of the proposed use of the terraced / split-level configuration and varying building setbacks as noted on the preliminary development plans and as outlined in the Height Exception analysis contained herein.

The proposed building materials and both the onsite and offsite landscaping results in a project that is compatible with land uses permitted on neighboring properties which are zoned either "Industrial (IG)" or "Two Family Residential (R2)". The project will provide adequate parking onsite, the onsite and offsite landscaping is in excess of CCMC requirements and the traffic generated by the project has been deemed to not cause a significant impact to the existing or projected traffic levels in the area. In addition, the noise levels generated by the proposed use are anticipated to be compatible with the surrounding uses in the vicinity. To date, no written comments have been received other than the referenced petition.

Subdivision

Because the project is intended as an office condominium development, an airspace subdivision is required. There will be a maximum of 30 office condominium units. The State Subdivision Map Act and CCMC Chapter 15.10 regulate the subdivision of land. The tentative tract map review process allows the City the opportunity to review the proposed subdivision to insure all necessary onsite and offsite improvements are provided for. Accordingly, the Public Works Department has reviewed the proposed condominium subdivision via Tentative Tract Map No. 69769 (Attachment No. 13) and found it to be in compliance with all applicable State and CCMC regulations subject to the recommend conditions of approval.

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ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Attachment No. 14) was prepared which determined the project to have less than significant impacts on the community since it is consistent with CCMC regulations and the traffic study determined expected traffic from the project will be below any threshold of significance. Taking into account the applications for this project, the preliminary development plans, the materials board and the recommended conditions of approval, staff determined the project could not have a significant effect on the environment and a Negative Declaration is recommended (Attachment No. 15).

CONCLUSION:

Staff has paid particular attention to the design of this project as it relates to the residential neighborhood to the north across Higuera Street and to the west abutting the site and across Lucerne Avenue and has worked closely with the applicant to meet all applicable CCMC requirements, address community concerns and develop a project that follows good planning practice.

Staff has visited the site numerous times and spoken with various residents of the subject neighborhood to better understand and be able to address all applicable concerns and has proposed numerous conditions to address the issues particularly related to construction impacts and compatibility with both the residential and non-residential uses in the vicinity. Based on the analysis contained herein, staff believes all findings for the subject applications can be made as more specifically outlined in the draft resolution of approval (Attachment No. 1) and recommends approval of the project.

ALTERNATIVE OPTIONS:

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

1. Approve the proposed project and applications with the recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the proposed project and applications 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.

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ATTACHMENTS:

1. Draft Resolution No. 2008-P012.
2. Project Summary.
3. Vicinity Map.
4. Aerial Photograph.
5. Preliminary Development Plans dated September 30, 2008.
6. Materials Board [to be on display at the meeting].
7. Excerpt of the draft Design For Development.
8. Applicant's Project Summary.
9. Applicant's Height Exception Criteria Summary.
10. Public Notification Radius Map.
11. Petition in Opposition to the Project.
12. Traffic Study dated July 23, 2008.
13. Tentative Tract Map No. 69769.
14. CEQA Initial Study.
15. CEQA Proposed Negative Declaration.
16. Applicant's Letter Responding to Petition Statements.
17. Height Exception Submittal Requirements.

DRAFT

RESOLUTION NO. 2008-P012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2007183, AND ADMINISTRATIVE USE PERMIT, AUP P-2008110, AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF HEIGHT EXCEPTION, HTEX P-2008111, AND TENTATIVE TRACT MAP NO. 69769, TTM P-2007184, FOR A ONE (1) LOT SUBDIVISION CREATING 30 OFFICE AIRSPACE CONDOMINIUM UNITS FOR THE CONSTRUCTION OF AN OFFICE BUILDING AT 8665 HAYDEN PLACE IN THE INDUSTRIAL GENERAL (IG) ZONE.

(Site Plan Review, SPR P-2007183)
(Administrative Use Permit, AUP P-2008110)
(Height Exception, HTEX P-2008111)
(Tentative Tract Map No. 69769, TTM P-2007184)

WHEREAS, on November 15, 2007, Greg Reitz, on behalf of ReThink Tara Green LLC, property owner of 8665 Hayden Place, filed Site Plan Review, SPR P-2007183, Administrative Use Permit, AUP P-2008110, Height Exception, HTEX P-2008111, and Tentative Tract Map No. 69769, TTM P2007184, to construct a terraced / split-level 4 – 5 story 62,765 gross square foot (GSF) office building measuring between 30'-6" and 61'-9" in height with 181 parking spaces [12 surface and 169 subterranean] on the project site described more fully as Lot 1 of Parcel Map No. 7673, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in order to implement said proposed project, approval of the following applications is required:

1. Site Plan Review, SPR P-2007183, in order to develop the proposed project to ensure compliance with the required standards and city ordinances and establish all onsite

1 and offsite conditions of approval to reflect the site features and compatibility of the
2 proposed project with the uses on adjoining properties; and

3 2. Administrative Use Permit, AUP P-2008110, in order to provide 36 parking
4 spaces in tandem format; and

5 3. Height Exception, HTEX P-2008111, in order to exceed the building height for
6 portions of the building up to 61'-9", being 18'9" above the 43'-0" maximum height limit of the
7 IG Zone; and

8 4. Tentative Tract Map No. 69769, TTM P-2007184, in order to subdivide the site
9 into a one (1) lot subdivision creating a maximum of thirty (30) office airspace condominium
10 units; and
11

12
13 WHEREAS, on October 22, 2008, the Planning Commission conducted a duly noticed
14 public hearing on these applications, fully considering the applications, preliminary
15 development plans, materials board, staff report, traffic study, environmental information and
16 all testimony presented; and
17

18 WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the
19 Planning Commission has determined the project will not have significant impacts on the
20 environment and that a Negative Declaration finding is appropriate; and
21

22 WHEREAS, following conclusion of the public discussion and thorough deliberation of
23 the subject matter, the Planning Commission determined by a vote of 3 to 0 that the project
24 would not result in significant adverse environmental impacts, that a Negative Declaration
25 finding was appropriate and that the Site Plan Review and Administrative Use Permit should
26 be conditionally approved; and that the Height Exception and Tentative Tract Map should be
27
28
29

1 conditionally approved and recommended to the City Council for approval as set forth herein
2 below.

3 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
4 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver
6 City Municipal Code (CCMC), the following findings are hereby made:

7
8 **Site Plan Review, SPR P-2007183:**

9 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
10 Plan Review are hereby made:

11 **A. The general layout of the project, including orientation and location of**
12 **buildings, open space, vehicular and pedestrian access and circulation, parking**
13 **and loading facilities, building setbacks and heights, and other improvements**
14 **on the site, is consistent with the purpose and intent of this Chapter, the**
15 **requirements of the zoning district in which the site is located, and with all**
16 **applicable development standards and design guidelines.**

17 The general layout of the project is consistent with the Industrial General (IG) zoning
18 district and the proposed project conforms to all applicable provisions of the IG Zone.
19 The north and west portions of the building facing the surrounding residential
20 neighborhood incorporates the code required setbacks from the property line and
21 provides amenities such as landscaping and pedestrian walkways. These setback
22 features are consistent with Zoning Code standards that are intended to protect
23 residential neighborhoods from office development and to facilitate office projects
24 within industrial areas with appropriate amenities. The project provides the 179 code
25 required parking spaces plus 2 additional parking spaces onsite. The proposed
26 terraced / split-level building, with a building height varying between 30'-6" and 61'-9",
27 is deemed compatible with the surrounding neighborhood notwithstanding the fact it
28 exceeds the 43'-0" maximum building height in the IG Zone due to its building
29 setbacks, architectural design and building materials. Vehicular access to the onsite
parking is via a fire lane roadway from the westerly terminus of the Hayden Place cul-
de-sac and then northerly along the roadway to the site. The proposed structure is
well designed for vehicular and pedestrian access to the office use of the site, the
surface parking area and the subterranean parking area with elevators and stairs.
The loading area for the project is within the surface parking area as permitted by the
CCMC.

30 **B. The architectural design of the structure and the materials and colors are**
31 **compatible with the scale and character of surrounding development and other**

1 improvements on the site and are consistent with the purpose and intent of this
2 Chapter, the requirements of the zoning district in which the site is located, and
3 with all applicable development standards and design guidelines.

4 The proposed terraced / split-level office building will be 61'-9" at the highest point and
5 will have a terraced design so as to step the building away from the adjoining
6 residential neighborhood to the north and west. By stepping the building back and by
7 providing varying building setbacks along all of the building frontages, the project's
8 impacts to the residential neighborhood are lessened thereby making the project more
9 compatible with the residential neighborhood. The building frontage along Higuera
10 Street has a setback that allows for both onsite and offsite landscaping so as to
11 further screen the project from the adjoining residential neighborhood.

12 The proposed project is an architecturally modern building making use of a variety of
13 building materials including wood, metal, concrete and glass. The design
14 incorporates environmentally friendly and energy efficient building elements including
15 roof top photovoltaic solar panels, green screening walls and green roof areas. All of
16 these elements once combined provide an architectural relief and visual interest to the
17 building elevations. Public artwork, in compliance with the City's Art in Public Places
18 program, is proposed to be incorporated along the building facades.

19 The building materials noted above, along with the environmentally friendly design
20 features, will provide for an architectural style and color scheme that will complement
21 existing development in the area.

- 22 **C. The landscaping, including the location, type, size, color, texture, and coverage**
23 **of plant materials, provisions for irrigation, and protection of landscape**
24 **elements has been designed to create visual relief, complement structures, and**
25 **provide an attractive environment and is consistent with the purpose and intent**
26 **of this Chapter, the requirements of the zoning district in which the site is**
27 **located, and with all applicable development standards and design guidelines.**

28 The proposed landscaping meets all zoning code requirements providing visual relief
29 and enhancing sustainability goals. More specifically, the onsite landscape features
include ground cover, shrubs, trees and "green" building designs to provide a visual
screen of the building to the surrounding residential uses. This will be amplified by
the additional landscaping within the Higuera Street public right of way as part of the
landscape maintenance district which will further add to the visual enhancement of the
project's image to the surrounding residential uses. Overall, the onsite and offsite
landscaping will complement the modern style of architecture, soften the massing of
the proposed building and improve the visual image of the project from the adjoining
residential neighborhood.

- 30 **D. The design and layout of the proposed project will not interfere with the use and**
31 **enjoyment of neighboring existing or future development, will not result in**

vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.

The proposed location of the office project will not result in conflicts with uses in the existing adjacent residential neighborhood and industrial area. Access to the surface parking lot and subterranean garage shall be through the fire lane easement roadway from the westerly terminus of the Hayden Place cul-de-sac and then northerly to the site. Access to the subterranean parking garage shall be via a two-way onsite driveway. No private vehicle access shall be permitted from the fire lane emergency drive approach along the Higuera Street frontage. Vehicles entering the site shall be provided with adequate maneuvering along the fire lane easement roadway and within the site itself.

The project shall provide adequate parking on the site and the traffic generated by the project is not anticipated to cause any significant impact to the existing or projected traffic levels in the area. The vehicle and pedestrian access features, along with the more than adequate onsite parking, shall lessen the possibility of interference with the use and enjoyment of adjacent residential and industrial areas and future development and shall reduce the possibility of vehicular or pedestrian hazards.

E. The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, street lights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.

The existing and proposed public service facilities necessary to accommodate the project such as the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, parkways, sidewalks, street lights, street trees, fire protection devices and other public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

F. The proposed project is consistent with the General Plan and any applicable specific plan.

The proposed project is consistent with the General Plan Land Use Element in that the project will provide for the revitalization of an industrial building through new development of a currently under utilized building, which is consistent with objectives of that Element. The project will also provide for new office condominium spaces and employment opportunities along a section of Hayden Place that is lacking in such prospects, furthering the intent of General Plan Land Use Policy 6.B that focuses on commercial / office development that encourages intensities and qualities of commercial / office uses that are sensitive to their locations.

1 The project as proposed will incorporate design features such as varying setbacks
2 and terraced building heights from the adjacent residential properties to the north and
3 west of the site. The residential uses north of the site are separated by a public street
4 with right-of-way landscaping which provides a landscaped buffer between the site
5 and the surrounding residential properties, thereby providing a transition from the
6 residential properties to the office property. These design features are consistent with
7 General Plan Land Use Policy 16.C that encourages compatible commercial / office
8 uses adjacent to residential lots through conditional expansion. The project site will
9 incorporate offsite improvements such as new curb, gutter, sidewalk, and street trees.
10 Such office development and offsite improvements furthers the intent of General Plan
11 Land Use Policy 6.I that calls for the planning of streetscape improvements such as
12 street trees and landscaping and façade improvements along commercial / office
13 corridors.

14 The proposed project design makes extensive use of green design elements such as
15 a green screen and green roof components as well as general landscaping
16 throughout the site. Planted roof areas are intended to provide ecological benefits
17 such as cooling, cleaning and humidifying the surrounding air, retaining and reducing
18 storm water run-off, and improving the thermal insulation of the roof itself, thereby
19 mitigating the effects of "urban heat islands". These green design features are
20 consistent with General Plan Open Space Element Objective 5 that calls for the
21 extension of the City's park-like qualities into business districts through urban design
22 improvements.

23 Overall the project is compatible with the surrounding area in that the proposed office
24 development is located along Hayden Place, an established office and industrial
25 portion of the City. The General Plan designation for the subject property is Industrial,
26 which permits the proposed office use to which patrons travel primarily by car. Office
27 uses are located throughout the industrial park to the east and south of the site.

28 **Administrative Use Permit, AUP P-2008110:**

29 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an
Administrative Use Permit are hereby made:

- 30 **A. The proposed use is allowed within the subject zoning district with the approval
31 of an Administrative Use Permit and complies with all applicable provision of
32 this Title and CCMC.**

33 The existing Industrial General (IG) zoning designation of the site allows the proposed
34 use of tandem parking subject to an Administrative Use Permit as outlined in CCMC
35 Section 17.320.035.C.1.b, and the proposed tandem parking layout complies with all
36 applicable provisions regarding parking design and layout guidelines. Each stall is
37 nine feet (9'-0") in width and thirty six feet (36'-0") in depth for a maximum of two (2)
38 tandem parking spaces. A proper aisle width is also provided.

1 **B. The proposed use is consistent with the General Plan and any applicable**
2 **Specific Plan.**

3 The proposed use of tandem parking to facilitate in the development of an office use
4 is consistent with the "Industrial" General Plan Land Use designation of the site which
5 allows a range of industrial and office uses. Each pair of tandem parking spaces shall
6 be leased to the same tenant and thereby will facilitate the full use of the office
7 condominium project.

8 **C. The design, location, size and operating characteristics of the proposed use are**
9 **compatible with the existing and future land use in the vicinity of the subject**
10 **site.**

11 The proposed use, design, location, size and operating characteristics of the tandem
12 parking spaces will not have an impact on adjacent uses and are therefore compatible
13 with the existing and future office land uses in the vicinity of the subject site. Each
14 pair of tandem parking spaces shall be assigned to the same tenant and thereby will
15 facilitate the full use of the office condominium project without requiring a parking
16 valet or attendant. Further, each pair of two (2) tandem parking spaces shall measure
17 nine feet (9'-0") in width by thirty six feet (36'-0") in depth, sufficient for two (2)
18 vehicles to maneuver into and out of said spaces.

19 **D. The subject site is physically suitable for the type and intensity of use being**
20 **proposed, including access, compatibility with adjoining land uses, shape, size,**
21 **provision of utilities and the absence of physical constraints.**

22 The generally flat configuration of the parking areas, the vehicular access to the site
23 from the fire lane easement roadway, the adequate design of the ramp to/from the
24 subterranean parking where the tandem parking is to be located, and the proposed
25 onsite parking configuration is physically suitable to accommodate tandem parking.
26 The tandem parking is compatible with the proposed office use and shall not require a
27 parking valet or attendant. The tandem parking will not impact any utilities and there
28 are no physical constraints that would prevent the use of tandem parking.

29 **E. The establishment, maintenance or operation of the proposed use will not be**
30 **detrimental to the public interest, health, safety or general welfare or injurious**
31 **to persons, property or improvements in the vicinity and zoning district in which**
32 **the property is located.**

33 The establishment of tandem parking on the site subject to the conditions of approval
34 will not be detrimental to the public interest, health, safety or general welfare or
35 injurious to persons, property or improvements in the surrounding industrial zoning
36 district or vicinity since said tandem parking will not generate any onsite or offsite
37 impacts.

Height Exception, HTEX P-2008111:

As outlined in CCMC Title 17, Section 17.300.025.C., the following findings for a Height Exception are hereby made:

1. The proposed height of the office building is between 30'-6" and 61'-9". Consequently, the applicant has requested an exception to the 43'-0" maximum height pursuant to CCMC Section 17.300.025.C., which permits the City Council to establish a maximum building height for new construction in Redevelopment Project Component Area #3, consistent with the DFD. The applicant has requested the CCRA adopt a DFD for the proposed project site.
2. The project design has taken into consideration privacy impacts to adjacent residential uses. The building is a minimum of 100 feet from homes on Higuera and the west side of Lucerne minimizing any views into these homes or yards. The western façade of the building is adjacent to three homes on the east side of Lucerne. The windows on the west side of the building are few and set high so that views into the neighboring yards are constrained.
3. As outlined in the architectural plans, an analysis of the anticipated shade and shadow footprint of the proposed building throughout the year has been prepared. The analysis concludes that there will be no significant impact onto any of the adjoining buildings resulting from the additional height.
4. The proposed building will not be in the view shed of any residential uses and therefore will not result in any view blockage from adjacent properties.
5. The majority of the proposed building is at or below the 43 foot height limit of the IG zone. The portion of the building that rises to a proposed 61'-9" is located away from the sensitive residential receptors and more appropriately towards the commercial/industrial uses on Hayden Place. The building measures a maximum height of 32 feet along the residential perimeter on the Higuera (north) side and 30.5 feet along the residential perimeter on the Lucerne (west) side. This height of the building in this location is consistent with the 30 foot height limit in the surrounding R-2 residential zone. In addition, the building is setback up to 24 feet directly abutting the residential uses on Lucerne.
6. The massing of the proposed building includes a terraced / split-level design with varying building setbacks pulling the height away from the adjoining residential uses and more appropriately towards the commercial / industrial uses. The proposed building materials, colors and finishes are intended to create a building appearance that is sensitive to the nature of the adjoining residential uses, including the extensive use of wood paneling on those portions of the building facing residential uses.

Tentative Tract Map No. 69769, TTM P-2007184:

As outlined in CCMC Title 15, Section 15.10.265, the following required findings for a Tentative Tract Map are hereby made:

A. The proposed map is consistent with the General Plan.

The proposed tentative tract map is consistent with the General Plan Land Use Element in that the proposed office subdivision will provide for the revitalization of an industrial site through new development, which is consistent with General Plan Land Use Objective 6 of that Element. This subdivision will also provide for new office condominium spaces and employment opportunities along a section of Hayden Place, furthering the intent of General Plan Land Use Policy 6.B that focuses on commercial / office development which encourages intensities and qualities of commercial / office uses that are sensitive to their locations. The proposed condominium subdivision will create several office condominiums on one lot of adequate size, dimensions and accessibility that is capable of sustaining such a development, thereby being consistent with the City's vision for office development that is balanced with the characteristics of adjacent businesses, residential neighborhoods and local and regional streets and arterials.

B. The design of the proposed subdivision is consistent with the General Plan.

The design of the proposed office condominium subdivision is consistent with the General Plan Land Use Element as indicated above and with the Zoning Code development standards for office developments. The project design incorporates features such as progressively increased setbacks from the adjacent residential properties to make it more compatible with them and is consistent with General Plan Land Use Policy 6.B that focuses on commercial / office development which encourages intensities and qualities of commercial / office uses that are sensitive to their locations.

The office building frontage along Higuera Street will vary in setback to allow for pedestrian amenities such as landscaping and paved walkways. The project site will incorporate offsite improvements such as new curb, gutter, sidewalk, and street trees. Such office frontage setbacks and onsite and offsite improvements further the intent of General Plan Land Use Policy 6.I that calls for the planning of streetscape improvements such as street trees and landscaping and façade improvements along established corridors. The proposed project design makes extensive use of green building elements on the sides of the building and is designed with a planted roof. This roof will support hardy plants to minimize maintenance and water requirements. Planted patio areas and a courtyard consisting of various vegetation and plant materials will be located onsite. Planted roof areas are intended to provide ecological benefits such as cooling and humidifying the surrounding air, retaining and reducing storm water run-off and improving the thermal insulation of the roof itself, thereby mitigating the effects of "urban heat islands". These green design features are consistent with General Plan Open Space Element Objective 5 that calls for the

extension of the City's park-like qualities into business districts through urban design improvements.

C. The site is physically suitable for the type of development.

The site is physically suitable for the proposed office subdivision in that the project complies with all zoning standards and the proposed structure shall meet all applicable development standards. The project is terraced and split-level so as to provide for setbacks that make way for landscaping amenities as allowed in the CCMC. The site accommodates the 181 parking spaces which include the 179 required parking spaces and an additional 2 parking spaces that are "extra". The proposed office uses are allowed in the IG Zone. The site can accommodate the above described project features without the need for variances, but does require a Height Exception application approval.

D. The site is physically suitable for the proposed density of development.

The site is physically suitable for the density / massing of the proposed project in that the site can accommodate the multi-story 62,765 GSF office condominium structure without creating significant impacts on neighboring properties. The site is able to locate all 181 parking spaces onsite in both a subterranean garage and surface parking area while meeting all the Zoning Code development standards that apply in the IG Zone.

E. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed office condominium tentative tract map subdivision, together with the onsite and offsite improvements, shall not cause any known environmental damage and shall not damage any fish and/or wildlife habitats because such habitats do not exist on or near the site. The site is currently developed with a vacant industrial building, thus not serving any known habitat for fish or other wildlife. The one lot subdivision for office condominium purposes will occur on an existing land parcel and will not result in any new land parcels or physical divisions of existing office and residential neighborhoods. With "green" and photovoltaic roof top features, the physical design of the subdivision will act to lessen any potential environmental impacts and the green screens, planted roof tops and onsite / offsite landscaping will provide new habitats for flora and small insects.

F. The design of the subdivision is not likely to cause serious public health problems.

The proposed office condominium tentative tract map subdivision, together with the onsite and offsite improvements, shall not cause any known serious public health problems because all applicable subdivision and zoning code development standards shall be met, and the applicant is required to meet all of the conditions of approval

1 that the reviewing agencies of the City, such as the Fire Prevention Division, Planning
2 Division, Building Safety Division and the Engineering Division, have recommended
3 for the project. The office use proposed for this subdivision is consistent with the land
4 uses allowed in the IG Zone.

5 **G. The design of the subdivision will not conflict with easements, acquired by the
6 public at large, for access through or use of, property within the proposed
7 subdivision.**

8 The proposed office condominium tentative tract map subdivision and the onsite and
9 offsite improvements shall not conflict with any existing and/or proposed easements.
10 Some of the existing utility easements are to be relocated as part of this project and –
11 once relocated – shall not affect public right-of-way access requirements or placement
12 of utilities within the public right-of-way at either above surface, surface or below
13 surface areas.

14 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
15 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
16 P-2007183, and Administrative Use Permit, AUP P-2008110; and hereby recommends to
17 the City Council for approval Height Exception, HTEX P-2008111, and Tentative Tract Map
18 No. 69769, TTM P-2007184, subject to the following conditions:

19 **GENERAL CONDITIONS**

20 **Planning Division:**

- 21 1. The final working drawings shall conform to the development plans, colored
22 renderings and materials board reviewed and approved by the Planning Commission
23 at its meeting on October 22, 2008, except as may be noted below.
- 24 2. The resolution approving Site Plan Review, SPR P-2007183, Administrative Use
25 Permit, AUP P-2008110, Height Exception, HTEX P-2008111, and Tentative Tract
26 Map No. 69769, TTM P-2007184, and the conditions of approval shall be referenced
27 on the cover sheet and repeated in full on attached additional sheets of the final
28 working drawings.
- 29 3. The applicant or property owner shall provide the construction contractor(s) and each
subcontractor related to the project a copy of the final project conditions of approval.
These conditions shall be enforceable through all legal and equitable remedies,

1 including the imposition of fines against each and every person who conducts any
2 activity on behalf of the applicant / property owner on or near the project site. The
3 applicant / property owner, and general construction contractor are ultimately
4 responsible for all actions or omissions of a subcontractor.

- 5 4. Conditions of approval herein shall apply to the applicant / property owner, the
6 contractor / builder of the project, and any successor applicant / property owner that
7 may legally assume benefit of Site Plan Review, SPR P-2007183, Administrative Use
8 Permit, AUP P-2008110, Height Exception, HTEX P-2008111, and Tentative Tract
9 Map No. 69769, TTM P-2007184,
10
11 5. The City reserves the right to periodically inspect the premises without prior
12 notification to ensure ongoing compliance with all conditions of approval.
13
14 6. Site Plan Review, SPR P-2007183, Administrative Use Permit, AUP P-2008110,
15 Tentative Tract Map No. 69769, TTM P-2007184, and Height Exception, HTEX P-
16 2008111, shall expire unless:
17
18 A. Actual construction, in accordance with a valid City-issued building permit, is
19 commenced on the site within one (1) year after the effective date of the
20 entitlements; or
21
22 B. Prior to the entitlements expiration date, or any previously granted extension to
23 that expiration date, a written request for an extension, accompanied by any
24 and all required fees, has been satisfactorily filed by or on behalf of the
25 applicant / property owner and, thereafter, an extension is granted by the
26 Community Development Director, or designee..

27 During the period any extension request has been satisfactorily and timely filed and
28 any decision regarding that request has been made by the City, this Site Plan Review
29 and Administrative Use Permit approval shall be suspended.

- 30 7. The applicant and the property owner shall jointly indemnify, defend and hold
harmless the City and the City's elected and appointed officials, officers, employees,
agents, contractors and consultants from and against any and all claims, demands,
lawsuits, judgments, liability, injury or damage which may result from or arise in
connection with third party challenges to the City's approval of the Project. Said
indemnification shall be set forth in a written instrument acceptable to the City
Attorney, which shall be signed by the applicant and the property owner prior to a
building permit being issued.
- 31 8. The applicant and property owner shall use all reasonable efforts to reuse and recycle
construction and demolition debris, to use environmentally friendly materials and to
provide energy efficient buildings, equipment and systems.

9. All planted areas shall be landscaped, irrigated and maintained pursuant to CCMC Title 17 – Chapter 17.310, Landscaping. As part of the building permit filing process, a minimum of three (3) sets of detailed landscape and irrigation plans – separate from the final working drawings shall be submitted to the Planning Division for review and approval. Said plans shall include, but not be limited to, the following:
- A. Wall climbing vines shall be planted along the base of all perimeter walls and fences in a spacing determined by the Planning Manager and Parks Manager;
 - B. A plan to upgrade the landscape and irrigation of the existing landscape buffer along the parkway portion of the Higuera Street landscape maintenance district directly abutting the north property line right-of-way. At a minimum, the potential of planting a large specimen tree(s) within the parkway so as to further screen the proposed project from the residential uses to the north of the site as determined feasible by the Planning Manager and Parks Manager;
 - C. A landscape and irrigation plan for all green building design landscape components including, but not limited to, green roofs and green screens; and
 - D. Along the west property line, the landscape plans shall include the planting of "geijera parviflor" (Australian Willows) 24 inch box trees spaced eight feet (8'-0") on center and with their canopies overlapping at installation so as to provide a primary landscape screen above the top of the block wall to be constructed along the subject property line. Additionally, the new trees to be planted within the abutting courtyard area shall be "eucalyptus citriadora" (Lemon Scented Gum) 24 inch box trees so as to provide a secondary landscape screen above the top of the canopies of the trees planted along the property line.
10. In addition to the screening requirements for onsite parking areas and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and:
- A. All exteriors of the proposed building shall be free of all un-aesthetically treated, exposed elements (i.e., plumbing pipes, electrical conduits and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (i.e., ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the

adjoining finished building color, subject to the approval of the Planning Manager;

- B. All roof-mounted mechanical equipment, duct vents and the like shall not project above the horizontal plane of the building's lowest primary opaque architectural feature(s) (i.e., parapet walls, penthouse structures or screening walls); and
- C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a street facing setback, or it shall be screened with walls and/or landscaping if not located within a street facing setback. Ground-mounted equipment shall not be located in the landscaped areas fronting any public right-of-way.
11. The public notification signs installed in accordance with the CCMC public notification requirements for this review process shall be removed within ten (10) days of the end of the appeal period or the final decision of the City Council and/or Redevelopment Agency, whichever occurs last.
12. The refuse containers assigned to or otherwise used by the building shall be stored onsite in the trash enclosure.
13. All hardscape areas along both the exterior of the building and/or within the interior of the project site shall include the use of decorative pavement (i.e., materials, finish and color) in select areas to the satisfaction of the Planning Manager.
14. The project and its operations shall comply with all applicable local, special district or authority, county and federal statutes, codes, standards and regulations including, but not limited to, Building Safety Division, Fire Department, Planning Division and Public Works Department code requirements and it shall comply with all applicable comments and code requirements as determined during the City's building permit review process.
15. The driveway, garage ramps and all floor areas used for vehicle maneuvering shall be treated with a medium broom finish in order to create an anti-skid surface.
16. All security elements along the exterior of the site shall be architecturally compatible with the project as determined by the Planning Manager.

Building and Safety Division:

17. The Culver City Building and Safety Division requires separate permits for building, electrical, plumbing and mechanical work.
18. The building permit application shall require the submission of five (5) sets of architectural and two (2) sets each of the structural drawings and calculations, the



geotechnical report, energy forms and the mechanical, electrical, and plumbing permit applications.

19. A separate shoring permit shall be required. Submit 2 sets shoring plans and structural calculations stamped by a State of California licensed engineer. Support of adjacent properties may be required to insure a safe workplace and to protect adjoining improvements during excavation and construction. Notification to adjacent properties may be required. The Building Safety Division and the Engineering Division will determine what if any upgrades are necessary, which upgrades may include special backfill conditions.
20. All portions of the parking structure shall be a minimum two (2) hour rated, reinforced concrete construction.
21. All stair shafts shall be two (2) hour rated on all sides continuous to a street or public way. A driveway or a drive aisle shall not be considered a means of egress. All shafts shall be a minimum of two (2) hour rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction.
22. All elevator lobbies shall be two (2) hour enclosed.
23. All shafts shall be enclosed at all levels to other areas of the building.
24. The doors into the exit stairs at the garage level shall swing into the exit stairs.
25. All parking areas shall be minimum two (2) hour rated to all other areas of the building. The ceiling of the parking area / floor of the first floor shall be reinforced concrete construction.
26. All treads, risers, handrails and other design elements inside any common area stairway shall be one hundred percent (100%) non-combustible construction.
27. A continuous path of egress shall be provided from all exit stairways to a street or public way and be a minimum one (1) hour rated.
28. Any exit way less than ten feet (10'-0") wide shall be a minimum one (1) hour rated.
29. All trash rooms shall be a minimum two (2) hour rated to all other areas.
30. The electrical transformer room and any service room(s) shall each be a minimum two (2) hour rated.
31. Any exterior walls within three feet (3'-0") of any property line shall be three (3) hour rated of reinforced concrete block construction and shall include a parapet a minimum of two feet six inches (2'-6") above any adjacent roof or walking surface.

- 1 32. All utilities shall be underground or enclosed in the building construction. No
2 overhead utilities shall be permitted.
- 3 33. All exit signage and emergency egress lighting shall have individual battery back-up
4 and / or be self-powered in addition to any emergency generator power.
- 5 34. The project shall be reviewed under the 2007 California Building Code (CBC).
- 6 35. No opening shall be permitted without filing and prior approval of a Certificate of
7 Occupancy (C of O) or final inspection if no C of O is to be issued by the Building
8 Official.
- 9 36. The overall construction permit application drawings shall:
- 10 A. Indicate any proposed construction staging areas; and
- 11 B. Include a schedule of the special inspections anticipated, the firm proposed for the
12 special inspections and the resumes of any special inspectors for this project.
13 The City reserves the right to reject any special inspector at any time. If a City
14 inspector is inspecting a portion of the work for which a special inspection is
15 required; the special inspection report shall be made available to the City
16 inspector on their arrival to the jobsite. All jobsite supervisors, contractors, and
17 subcontractors shall give their priority to the City inspector when they are onsite.
- 18 37. The applicant shall comply with all provisions of the City's solar photovoltaic power
19 ordinance.
- 20 38. The applicant shall perform a complete asbestos and lead survey of the onsite
21 structures and shall submit the written report(s) on the results of the surveys to the
22 Building Official.
- 23 39. A geotechnical engineering design level report shall accompany the overall
24 construction permit application.
- 25 40. Tempered or laminated glazing shall be specified at all hazardous locations.

26 **Fire Department:**

- 27 41. The project shall be designed to be in compliance with the requirements of California
28 Title 24, the National Fire Protection Association (NFPA) and the CCMC.
- 29 42. The building shall have fire sprinklers per NFPA 13 and CCMC Section 9.02. All fire
department connections (FDC's) shall be located as approved by Fire Marshal. Each
FDC shall be located within 30'-0" to 50'-0" of a fire hydrant. A new fire hydrant may
be required to meet this requirement as determined by the Fire Marshal. The double



detector check assembly (DDCA) shall be located as required by Golden State Water Company (GSWC) and the screening of this device shall be per the Planning Division's requirements. A separate permit from the Fire Department is required along with plan review and approval for fire sprinklers. Minimum density of the fire sprinkler system shall be Ordinary Hazard Group I, 0.15 over 1,500 square feet.

43. A fire flow requirement from adjacent fire hydrant(s) shall be provided as determined by the Fire Marshal and the California Fire Code (CFC). Any and all upgrades to surrounding water main(s) to meet the minimum required fire flow shall be at the sole cost of the applicant / property owner.
44. The applicant shall provide a fire sprinkler monitoring and fire alarm system per NFPA 72 and a fire monitoring system separate from the security system. Photo electric smoke detectors shall be required in all mechanical, electrical, telephone and similar rooms. Heat detectors shall be provided where the environment is inappropriate for smoke detection as determined by the Fire Marshal. Audible visual devices per NFPA 72 public mode shall be provided. Connection to all duct smoke detection per CCFD regulations and for connection to Class I hood extinguishing systems shall be provided.
45. Trash areas within five feet (5'-0") of the building shall be protected by fire sprinklers.
46. Provide and receive approval of a pre-fire plan prior to requesting a C of O or final inspection.
47. An emergency rapid entry system as approved by the Fire Marshal shall be required for access into all common rooms and common secured areas of the building and parking structure and a key switch shall be provided for all motorized or electrical operated / controlled gates. The proposed emergency vehicle access barricade (i.e., chain and post or swing gate(s)) along the Higuera Street frontage shall also be provided with the referenced emergency equipment.
48. Fire extinguishers shall be provided throughout the project of a size, location and type to be determined by the Fire Marshal upon review of final building plans.
49. A fire alarm / offsite reporting system shall be provided of a type and requirements to be determined by the Fire Marshal upon review of final building plans.
50. An address sign viewable and legible from the public right-of-way at all times shall be provided and said address sign shall be illuminated from dusk to dawn.
51. An emergency evacuation plan shall be submitted to the Fire Marshal for review and approval and implemented in accordance with Title 19 prior to occupancy of any portion of the building.

52. A smoke evacuation system for the parking garage shall be provided per Chapter 9 of the CBC.
53. The building shall be provided with a Class III standpipe system including hose outlets in the parking structure and the building with two and a half inch (2-1/2") valves with one and a half inch (1-1/2") reducing caps. Location of valves shall be determined by the Fire Marshal upon review of final building plans.
54. The project shall be designed for a one hundred foot (100'-0") hose and a thirty foot (30'-0") stream system. Design shall be based on all obstructions. Hoses and cabinets shall not be required.
55. All exterior doors shall have locksets and handles.
56. All fascias and parapets shall be constructed of solid materials able to support the weight of fire fighters and suppression equipment and the use of foam or other soft materials shall be prohibited.
57. Trash compactors, if provided, shall have two and a half inch (2-1/2") swivels and caps for use by the Fire Department.
58. All parapets and exterior walls five feet (5'-0") or higher above the roof line shall have catwalks and/or ladders screened and approved by the Fire Marshal and Planning Manager.
59. A smoke detection system shall be provided for all interior exit corridors, electrical rooms, mechanical rooms and other common storage and special use rooms.
60. Audible and visual fire warning devices shall be provided as required by the NFPA 72 public mode throughout the entire building including, but not limited to, common areas, suites, conference rooms, lunch rooms and copy rooms as required by the Fire Marshal. Said alarms shall sound with the activation of the water flow switch per NFPA and CFC Article 10.
61. Interior signage shall be provided for all rooms including a room number and use. All stairs shall have signs indicating stair number, floor and either "Roof Access" or "No Roof Access". All rooms on the interior and exterior to the building shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.
62. Plans shall carry a "Fire Department Notes" section to include all life safety items. Notes shall include all Fire Department conditions of approval and any other code requirements pertaining to life safety.
63. The seventeen foot (17'-0") wide onsite portion of the thirty four foot (34'-0") wide vehicle access way abutting the easterly portion of the site between the Higuera



Street property line and the southerly property line of the subject site shall be recorded on the final tract map as a 'fire lane'. Said fire lane shall be provided with "red" color painted curbing and shall be posted on a three inch (3") diameter post painted a color to match the project and provided with "Fire Lane - No Parking" "white" color stencil lettering as determined by the Fire Marshal. The surface of the fire lane shall support the minimum weight of all applicable fire apparatus as determined by the Fire Marshal [i.e., a minimum of 68,000 pounds]. Private vehicle access to/from Higuera Street shall continue to be permanently prohibited by the installation of an emergency vehicle access barricade) and signage as may be required by the Fire Marshal at the northerly property line abutting Higuera Street.

64. A double detector check assembly required for the project shall be located and screened from public view in a manner to the satisfaction of the Fire Marshal and Planning Manager.
65. Access for emergency fire and medical personnel between the street and main entrance for the building shall be provided via a concrete surface and paved to allow the rolling of a medical gurney. Similar access within the interior of the building between the main entrance and all elevator lobbies shall be provided via a smooth flooring surface.
66. Special submittals for review are required for green building construction along all floors, walls and roofs. One (1) hour construction with fire sprinkler system shall be provided if the roof structure has green elements restricting fire fighting operations as determined by the Fire Marshal. Smoke and heat vents may also be required pending review of final building plans.
67. Rooms used for electrical equipment shall be posted "No Storage By Order Of The Fire Marshal" and all areas in front of electrical equipment shall have floor markings indicating a clear space to be unobstructed as required by the National Electrical Code (NEC).
68. All emergency lights and exit lights shall have self contained battery backup power.

PRIOR TO THE ISSUANCE OF ANY DEMOLITION, GRADING, EXCAVATION, AND/OR BUILDING PERMIT:

Planning Division:

69. The applicant shall submit to the Planning Manager and receive approval for the following:
 - A. An exterior light fixture and illumination plan developed pursuant to CCMC Section 17.300, General Property Development and Use Standards. Said plan shall identify the location and type of all exterior light fixtures. All lighting shall be directed onsite and light sources shall be shielded so as not to be intrusive to surrounding properties;

- 1 B. A vector / pest control abatement plan prepared by a pest control specialist
2 licensed and/or certified by the State of California. Said plan shall outline all
3 steps to be taken prior to the commencement of any demolition / construction
4 activity so as to insure any and all pests [including, but not limited to, rodents,
5 bees, ants and mosquitoes] that may populate the subject site do not relocate
6 to or impact adjoining residences and/or businesses; and
- 7 C. A construction workers and contractors parking and equipment staging plan
8 addressing all phases of the construction project and directing all project
9 related vehicles to park onsite or at designated offsite location(s) as may be
10 approved by the City Engineer and Planning Manager following receipt of prior
11 written approval from the offsite property owner(s). The plan shall include, but
12 not be limited to, the staging, storage and parking of all construction related
13 equipment, trailers, materials, trash dumpsters, storage containers and
14 vehicles. Appropriate fencing, screening, signage, illumination and security
15 elements shall also be listed. Said plan shall prohibit the parking of any
16 construction related vehicle, equipment and/or materials within any portion of
17 the public right of way serving the surrounding industrial or residential area.
18 Use of non-residential private property may be permitted if deemed to be in
19 compliance with the CCMC by the Planning Manager. Parking within the newly
20 constructed subterranean parking structure may be permitted following written
21 clearance by the Building Official.

22 **Fire Department:**

- 23 70. The applicant shall submit to the Fire Marshal for approval a construction emergency
24 access plan. Said plan shall address the continued access and use of the existing fire
25 lane roadway easement during construction by emergency vehicles between the
26 Higuera Street emergency access driveway and the Hayden Place cul-de-sac or other
27 alternative access locations.

28 **Public Works Department / Engineering:**

- 29 71. Two (2) sets of Site Improvement / Grading Plans prepared by a civil engineer
registered in the State of California shall be submitted to the Engineering Division for
review, approval and permitting. Among other things, the Site Improvement / Grading
Plan shall include detailed drainage and grading of the site indicated by topographical
lines and spot elevations, and indicate all proposed and existing utilities.
72. A final hydrology and hydraulics report for the site drainage shall be prepared by a
civil engineer registered in the State of California and submitted to the City Engineer
as part of the grading plan for review and approval. The 25-year storm frequency
(i.e., urban flood) shall be used for the design of the onsite conveyance facilities, as
the existing site is neither a natural watercourse nor a natural sump.

- 1 73. Submit a geotechnical report from a geotechnical engineer registered in the State of
2 California reporting on the stability of the onsite soils to support the proposed
3 construction and shall include a liquefaction analysis. The report shall also identify
4 any special considerations necessary to satisfy CBC requirements.
- 5 74. Prior to the issuance of the Site Improvement / Grading permit, the proposed re-
6 alignment of the existing 72" storm drain shall be approved and permitted by the Los
7 Angeles County Flood Control District and a copy of the approved plans and county
8 permit shall be submitted to the Culver City Engineering Division. That portion of the
9 existing 72" storm drain to be abandoned shall be completely removed and inspected
10 by the Engineering Division prior to any excavation / compaction related to the
11 subterranean garage.
- 12 75. Any modifications to parking lot drainage devices, concrete curb, sidewalk and
13 driveway shall be designed to the latest edition of the APWA Standard Plans.
- 14 76. If drainage sump pumps are required in the subterranean garage, a civil engineer
15 registered in the State of California shall provide calculations determining the
16 appropriate size and capacities of the proposed sump pumps. A secondary
17 emergency sump pump system shall also be provided.
- 18 77. Prior to the commencement of any demolition or excavation, a temporary construction
19 fence shall be installed around the site. The height and fence material shall be
20 subject to approval by the City Engineer and Planning Manager.
- 21 78. Construction vehicles shall not be permitted to stage or queue along any portion of
22 the surrounding residential streets including, but not limited to, Higuera Street and
23 Lucerne Avenue, nor where they would interfere with vehicular and pedestrian traffic
24 or block access to any residence or business. Any offsite staging location(s) as may
25 be approved by the City shall be of sufficient length to accommodate large trucks
26 without being unduly disruptive to traffic operations.
- 27 79. Due to the change of use and increased density, the project is subject to the City's
28 Sewer Facility Charge which shall be paid prior to the issuance of any permit other
29 than a demolition permit.
- 30 80. The trash enclosure shall have perimeter walls that are six feet (6'-0") in height, have
31 minimum inside dimensions of twelve feet (12'-0") feet in width by ten feet (10'-0") in
32 depth, have a six inch (6") by six inch (6") raised concrete curb along the inside wall
33 perimeter and a double swing gate (or roll up door) that is eight feet (8'-0") in width
34 and of a height equal to the height of the enclosure walls when in a closed position.
35 The enclosure walls shall be of a material and color that matches the proposed
36 architecture of the building. A fire suppression sprinkler(s) system shall be provided
37 within any covered trash enclosure area as required by the Fire Marshal.



- 1 81. In accordance with CCMC Section 5.01.010, Ordinance No. 2201-011. Solid Waste
2 Management, the Sanitation Division has the exclusion franchise for all solid and
3 recyclable waste material handling within the city limits.
- 4 82. A traffic control plan for the streets surrounding the work area with specific
5 information regarding the project's construction and activities that are anticipated to
6 disrupt normal traffic flow shall be submitted for review and approval by the City
7 Engineer.
- 8 83. All utilities that require relocation or new service to the proposed project shall be
9 completed to the satisfaction of the City Engineer and the applicant shall be
10 responsible to obtaining the approval from the respective agencies and/or utility
11 company.
- 12 84. Drainage devices, concrete curb and gutter, sidewalk, drive approach and roadway
pavement shall be designed to the latest edition of the APWA Standard Plans. All
onsite runoff, to include roof drainage, shall adhere to the Standard Urban Stormwater
Mitigation Plan requirements prior to being discharged into the street via curb drains
and/or storm drain system.

13 Local Stormwater Pollution Prevention Plan

- 14 85. Concurrently with the submittal of the Site Improvement / Grading Plan, a Local Storm
15 Water Pollution Prevention Plan (LSWPPP) package prepared by a civil engineer
16 registered in the State of California shall be submitted for review and approval by the
17 City Engineer.
- 18 86. The LSWPPP package shall be developed and implemented in accordance with the
19 requirements of the current Los Angeles County Municipal Stormwater NPDES Permit
20 No. CAS614001 and CCMC Section 5.05.035. Prior to the issuance of any
21 demolition, grading, excavation and/or building permit, the applicant shall have a
22 LSWPPP package approved by the City Engineer.
- 23 87. The LSWPPP package shall include all of the individual items listed in the
24 Engineering Division's most current version of the "Requirements for Local Storm
25 Water Pollution Prevention Plan" handout.
- 26 88. The scope of the information shown on the LSWPPP plans shall be limited to NPDES
27 relevant information. Prior to the start of design of these plans and necessary reports,
28 the applicant's civil engineer shall meet with the City's Stormwater Program Manager
29 to obtain information on the City-specific LSWPPP requirements.
89. Plan check fees for the LSWPPP shall be paid at the time of the initial submittal per
the most current fee schedule established by the City Council.

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90. The applicant shall appropriately and effectively implement the Best Management Practices (BMP) identified in the LSWPPP and reduce to the Maximum Extent Practicable (MEP) both the volume of storm water leaving the site as well as the amount of sediments and other pollutants in the storm water and the non-storm water discharges.

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Standard Urban Stormwater Mitigation Plan

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91. Concurrently with the submittal of the Site Improvement / Grading Plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) or a site-specific mitigation package prepared by a civil engineer registered in the State of California shall be submitted for review and approval by the City Engineer. The SUSMP shall be developed and implemented in accordance with the requirements of the following:

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- A. The current Los Angeles County Municipal Stormwater NPDES Permit No. CAS004001 (Order No. 01-182);
 - B. The most recent SUSMP for Los Angeles County and Cities in Los Angeles County as approved by the Los Angeles Regional Water Quality Control Board; and
 - C. CCMC Section 5.05.040.

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92. Prior to the start of design of these plans and necessary reports, the applicant shall retain a civil engineer registered in the State of California, who is experienced in designing SUSMP and preparing BMP reports. The civil engineer shall meet with the City's Stormwater Program Manager to obtain information on City Specific SUSMP requirements.

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93. A covenant, to be effective in perpetuity unless terminated by the approval of the Public Works Director, shall be recorded in the Offices of the Los Angeles County Recorder. The recorded covenant shall include provisions requiring the current property owner and any and all successors-in-interest, transferees and assignees to maintain all onsite structural stormwater pollution removal devices, including, but not limited to, Detention/Sedimentation Systems, Filtration Systems, Infiltration Systems, Oil and Water Separators, Water Quality Inlets and Dry Wells, all in accordance with the Operation and Maintenance Plan approved by the Public Works Director or his/her designee. In addition, the specific structural BMPs to be utilized and maintained for the property shall be set forth in the covenant. The covenant shall be in a form approved by the City Attorney.

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94. The Site Improvement / Grading Plans shall note the contractor shall comply with the California Stormwater Best Management Practice Handbooks.

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- 1 95. Plan check fee for the SUSMP shall be paid at the time of the initial submittal per the
2 most current fee schedule established by the City Council.

3 **DURING CONSTRUCTION:**

4 **Planning Division:**

- 5 96. Information that includes contact names and telephone numbers of the applicant /
6 property owner, construction contractor(s) and City shall be posted at the project site
7 so as to be visible to the public and of a size and location as approved by the
8 Planning Manager. These names and telephone numbers shall be made available to
adjacent property owners and residents.

- 9 97. All graffiti shall be removed within forty eight (48) hours of its application and said
10 removal standards shall continue once the development becomes operational.

- 11 98. The following noise standards shall be complied with at all times:

- 12 A. No construction equipment shall be operated without an exhaust muffler and all
13 such equipment shall have mufflers and sound control devices (i.e., intake
14 silencers and noise shrouds) that are no less effective than those provided on
the original equipment;
- 15 B. All construction equipment shall be properly maintained to minimize noise
16 emissions;
- 17 C. If any construction vehicles are serviced at a location onsite, the vehicle(s)
18 shall be setback from any street and other property lines so as to maintain the
19 greatest distance from the public right-of-way and from noise sensitive
receptors; and
- 20 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators,
21 and air conditioning units) shall be minimized by proper selection of equipment
22 and the installation of acoustical shielding as approved by the Planning
23 Manager and the Building Official in order that compliance with the CCMC
Noise Regulations and Standards is achieved.

- 24 99. Stationary source equipment (i.e., compressors) shall be located so as to maintain the
25 greatest distance from the public right-of-way and from noise sensitive receptors.

26 **Public Works Department / Engineering Division:**

- 27 100. The construction contractor shall advise the Public Works inspector of the project
28 schedule and shall meet with the inspector prior to commencement of work.

- 1 101. Hours of construction shall be limited from 8:00 AM to 6:00 PM Monday to Friday, and
2 from 9:00 AM to 6:00 PM on Saturday. Construction shall be prohibited on Sundays
3 and national holidays. Dirt hauling and construction material deliveries or removal are
4 prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00
5 PM) peak traffic periods.
- 6 102. During construction, dust shall be controlled by regular watering and as directed by
7 the Public Works inspector.
- 8 103. A copy of the Local SWPPP, inspection logs, and training records shall also be kept
9 onsite and made available for inspection at all times during construction.
- 10 104. Reconstruct the full width of the existing fire lane easement roadway from Higuera
11 Street to Hayden Place and include new concrete longitudinal gutter per American
12 Public Works Association (APWA) Standard Plans. Said repair shall include a two
13 inch (2") grind and replacement of the existing asphalt concrete pavement and
14 reconstruction of the existing concrete ribbon gutter.
- 15 105. Reconstruct all damaged pipe sections on the existing eight inch (8") sewer main and
16 any damage to the sewer manhole due to any tree root intrusion caused by trees
17 located on private property shall be repaired. The existing sewer lateral shall be
18 removed and all connections shall be permanently capped at the sewer main.
- 19 106. Reconstruct the emergency access driveway approach along Higuera Street per
20 Culver City High Speed Approach Standards and the American with Disabilities Act
21 (ADA) compliance standards.
- 22 107. Reconstruct any damaged sidewalks, curb and gutters along the property frontage on
23 Lucerne Avenue and Higuera Street per APWA Standard Plans.
- 24 108. New street tree(s) shall be planted and irrigated along the Higuera Street parkway,
25 which is within a portion of the Higuera Street Landscaping And Lighting Maintenance
26 District abutting the site, as approved by the Public Works Director, Street Tree
27 Maintenance Supervisor, Parks Manager and Planning Manager. The new street
28 tree(s) shall further enhance the public right of way landscaping and provide
29 additional screening of the proposed building from the residential uses to the north of
the site. The size and species of said street tree(s) shall be determined as part of the
final landscape plan.
109. All water backflow devices shall be located on private property and screened from
view as required by the CCMC.
110. Install a four inch (4") solid yellow stripe to delineate the egress/ingress of all
driveways and intersections of the driveway aisles.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (C OF O):

Planning Division

111. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction of the Planning Manager and Parks Manager.
112. The applicant shall submit to the Planning Manager and Building Official a written record of all green building design, construction and operational elements of the project as defined by the United States Green Building Council (USGBC) or other similar organization as may be determined by the Building Official.
113. All applicable conditions of approval and required onsite and offsite improvements shall be completed to the satisfaction of the Planning Manager.
114. The City's Art in Public Places requirement per CCMC Title 15, Section 15.06.100 shall be fulfilled. The public art shall be maintained on an ongoing basis and installed or created on a material that is durable and does not fade over time.
115. The declaration of covenants, conditions and restrictions (CC&Rs), the office owners' association bylaws and, if applicable, the condominium plan (Condo Plan) shall be submitted to the City Attorney for review and approval. The CC&Rs shall include provisions requiring the owners association to actively manage and provide surveillance of the property. Additionally, the applicant shall record with the Los Angeles County Recorder, concurrently with the recordation of the final map, the City approved CC&Rs and, if applicable, the Condo Plan.
116. In order to insure that occupants of and visitors to the property do not park on residential streets, a Parking Management Plan shall be submitted to the Community Development Director which establishes the systems and procedures for the management of the on-site parking including but not limited to the proposed operations of the tandem parking, provisions for tenant and visitor parking, any sticker system implemented to identify users of the on-site parking, and any proposed paid parking program if applicable. To determine whether project related parking is occurring off-site on adjacent residential streets, including but not limited to Higuera Street, Lucerne Avenue, Wesley Street, Helms Avenue, and Schaefer Street, the City shall contract with a consultant to produce at the applicant's, or property owner expense three consecutive annual monitoring reports of the projects parking operations and its compliance with the Parking Management Plan commencing one year after issuance of a Final Certificate of Occupancy. If it is determined that occupants of or visitors to the property are parking on residential street, the Director may take steps to prevent such parking, including requiring the property to provide free parking to occupants and visitors, and/or requiring attended parking without limiting the following. The Director may make a determination, under Section 17.320.35 (C) (1) (b) (ii) of the Zoning Code, that attendant parking is not required on

1 the property, only if each pair of tandem spaces has been assigned and designated to
2 a single condominium airspace unit and only if the Director determines the provisions
3 outlined in the Parking Management Plan are satisfactory to insure that the occupants
4 of and visitors to the property are not parking on residential streets.. The Director
5 may rescind such determination at any time if it is determined that occupants of or
visitors to the property are parking on residential streets. If attended parking is
required, the applicant or property owner shall submit an attended parking plan to the
Director for review and approval.

- 6 117. The applicant shall make a fair share financial contribution, calculated by the City
7 Engineer to be Fifty Thousand Dollars and Zero Cents (\$50,000.00), towards the total
8 cost of studying and implementing a Neighborhood Traffic Management Plan (NTMP)
9 along Higuera Street between Lucerne Avenue and Hayden Avenue. Said funds shall
10 be paid to the City Engineer prior to the applicant requesting any Certificate of
11 Occupancy. Upon occupying eighty five percent (85.0%) of the total building gross
12 square footage, the vehicle traffic at the project driveway shall be counted in a
13 manner outlined and approved by the City Engineer. Said traffic counts and
14 accompanying written report shall be prepared by a traffic engineer licensed in the
15 State of California, and paid from the financial contribution described above. If said
16 report shows an increase over the projected traffic as outlined in the Traffic Study
dated July 23, 2008 prepared by KOA Corporation, the City Engineer may assign the
remaining balance of funds towards any improvements in addition to any NTMP
improvements that may be implemented. Any funds not allocated or used by the City
by the end of a five (5) year period beginning from the date of issuance of the
Certificate of Occupancy, shall be returned to the applicant interest free.

17 **Public Works Department / Engineering Division:**

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19 118. The applicant or property owner shall at their expense repair or replace any damage
20 to the public right-of-way caused by the construction of the proposed project. Such
repair or replacement shall be completed to the satisfaction of the City Engineer.
- 21 119. Prior to issuance of the C of O, the property owner shall construct all the stormwater
22 pollution control BMPs and structural treatment control BMPs shown on the approved
23 SUSMP or site-specific mitigation plan and submit a stormwater observation report
24 based on forms obtained from the City's Stormwater Program Manager, which shall
25 include a wet-signed and stamped certification statement by the engineer who
prepared the SUSMP site plans, confirming that the SUSMP BMPs have been built as
designed.
- 26 120. The applicant shall submit to the City's Stormwater Program Manager a notarized
27 Master Covenant and Agreement (regarding onsite BMP maintenance) to be recorded
28 by the Los Angeles County Recorder. Prior to getting the Agreement notarized, the
29 applicant's civil engineer shall contact the City's Stormwater Program Manager for

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review of the agreement and for information on other requirements associated with the recording process.

121. After the construction of the SUSMP-related BMPs, the applicant shall submit to the City's Stormwater Program Manager a completed Stormwater Observation Report Form (stamped and signed by the civil engineer or architect responsible for the SUSMP design) to certify, based on their observations, that all SUSMP-related BMPs have been constructed per the specifications and drawings.

122. All Public Works conditions of approval shall be completed to the satisfaction of the City Engineer.

Transportation Division:

123. Pursuant to CCMC Section 7.05.015, Transportation Demand and Trip Reduction Measures, prior to issuance of a C of O, the developer shall provide and continuously maintain the following which shall be met to the satisfaction of the Planning Manager and Transportation Director:

A. A bulletin board, display case, or kiosk displaying transportation information in a prominent area accessible to the greatest number of employees shall be installed and shall include, but not be limited to, the following:

- 1) Current maps, routes and schedules for all public transit providers and routes serving the site;
- 2) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency(ies), transportation management association(s) and local transit operators;
- 3) Ridesharing promotional material supplied by commuter-oriented organizations;
- 4) Bicycle route and facility information including regional / local bicycle maps and bicycle safety information; and
- 5) A listing of any other facilities and resources that may be available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

B. All information required by this Section shall be regularly stocked on a periodic basis.

Tentative Tract Map No. 65473, TTM P2008080:

Public Works Department / Engineering Division:

124. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California.
125. The final map shall conform to the tentative tract map conditionally approved by the Planning Commission on October 22, 2008.
126. The project boundary shall be tied to at least one (1) global positioning satellite (GPS) monument established by and located within the City.
127. All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set on the centerline of Higuera Street at the intersection of the prolongation of the project's westerly boundary and on the centerline of Lucerne Avenue with the intersection of the prolongation of the project's northerly boundary. Each monument shall be tied to at least three (3) points, with lead and tags, and centerline tie notes filed with the Engineering Division.
128. An improvement bond and agreement shall be filed with the City prior to the recording of the final map for those public improvements awaiting completion and approved by the City Engineer to be bonded. The bond and agreement shall conform to CCMC Section 66499 of the Subdivision Map Act and include, but not be limited to, labor and material and be based on estimated construction cost unit prices as provided by the City.
129. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.
130. The applicant shall submit a duplicate mylar of the final map to the Los Angeles County Recorder's Office to obtain a conformed copy of the recorded final map. The Conformed copy shall be filed with the Culver City Engineering Division.
131. The final map shall be recorded prior to the issuance of any C of O for any office air space unit.

1 132. The Tentative Tract Map shall expire within three (3) years after the date it becomes
2 effective unless the applicant submits an extension request in writing to the Planning
3 Manager and is granted said extension by the Planning Manager, Planning
4 Commission or the City Council

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6 APPROVED and ADOPTED this 22nd day of October 2008.

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JOHN KUECHLE, VICE-CHAIR
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:	
Approval of Site Plan Review, SPR P-2007183 and Administrative Use Permit, AUP P-2008110; and Recommendation to the City Council on Height Exception, HTEX P-2008111, and Tentative Tract Map No. 69769, TTM P-2007184, for the construction of an new office building at 8665 Hayden Place.	
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:
8665 Hayden Place Culver City, California 90232 The site is located north of the westerly cul-de-sac terminus of Hayden Place; with frontage along Higuera Street. The Los Angeles County Assessors list the property in Book 4204, Page 005, Parcel 025. The site is listed on City Atlas Sheet No. 49.	Property Owner: Greg Reitz, ReThink Tara Green LLC 4262 Lincoln Avenue Culver City, California 90232 Office: (310) 253-9131 Fax: (310) 943-1519 E-mail: greg@rethinkdev.com E-mail: www.rethinkdev.com Architect: Cunningham Group Architecture 4056 Del Rey Avenue Marina Del Rey, California 90292 Office: (310) 306-9102 Fax: (310) 306-0090 E-mail: adoyle@cunningham.com E-mail: www.cunningham.com
PERMIT/APPLICATION TYPE:	
☒ Administrative Use Permit. ☐ Conditional Use Permit. ☐ Administrative Site Plan Review. ☒ Site Plan Review. ☐ Administrative Variance. ☐ Variance. ☐ Master Sign Program. ☐ Certificate of Appropriateness. ☐ Certificate of Exemption. ☐ DOBI. ☐ Tentative Parcel Map. ☒ Tentative Tract Map. ☐ Lot Line Adjustment. ☐ Zoning Code Amendment – Text. ☐ Zoning Code Amendment – Map. ☐ General Plan Amendment – Text. ☐ General Plan Amendment – Map. ☐ Planned Unit Development. ☐ Specific Plan. ☒ Other: Height Exception.	
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative	
☐ Administrative. ☒ Planning Commission [SPR]. ☒ City Council. ☒ Redevelopment Agency. ☐ Other: Cultural Affairs Commission.	
ENVIRONMENTAL DETERMINATION AND NOTICING:	
CEQA Determination: 09/16/2008	☐ Categorical Exemption. ☒ Negative Declaration. ☐ Mitigated Negative Declaration. ☐ Environmental Impact Report.
CEQA Noticing: 09/17/2008	☐ Notice of Exemption (within 5 days of decision). ☒ Notice of Intent to Adopt (21 days prior to decision). ☒ Notice of Determination (within 5 days of decision). ☒ Fish & Game Certificate of Fee Exemption (within 5 days of decision). ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness

PUBLIC NOTIFICATION:		
Mailing: 09/16/2008 and 10/02/2008	☒ Property Owners. ☒ Occupants. ☒ Adjacent Property Owners & Occupants.	☐ Within 500' foot radius. ☒ Within 500' foot plus extended radius. ☒ Other: Always list.
Posting: 09/16/2008 and 10/06/2008	☒ Onsite [2 Locations]. ☐ Offsite.	☐ Other: NA.
Publication: NA	☐ Culver City News.	☐ Other: NA.
Courtesy Mailing: 09/16/2008 and 10/02/2008	☒ City Council. ☒ Planning Commission. ☒ Master Mail List and E-Mail List. ☐ Culver City Website. ☐ Cable Crawler.	☐ Press Release. ☒ HOA / Neighborhood Groups [Culver City Homeowners Association, East Culver City Neighborhood Alliance, Gateway Neighborhood Association, and the Rancho Higuera Neighborhood Association]. ☒ Culver City Organizations [Chamber of Commerce, Downtown Business Association, Culver City Observer, Culver City News and other individuals]. ☒ Others:

ESTIMATED FEES:		
☒ New Development Impact: \$40,615. ☐ In Lieu Parkland: NA.	☒ School District: \$TBD. ☒ Public Art: \$TBD.	☒ Plan Check: \$TBD. ☒ Sewer: \$TBD.

INTERDEPARTMENTAL REVIEW:
Preliminary plans were originally filed on 08/02/2007. Plans and related documents were distributed to Public Works [i.e., Engineering, Sanitation and Traffic], Transportation, Parks, Police, Fire, Community Development [i.e., Planning, Building Safety and Redevelopment], the City of Los Angeles and all applicable public utilities. Plans underwent a Preliminary Project Review (PPR) analysis on 08/23/2007. Thereafter, revised plans and the required draft traffic study underwent a Project Review Committee (PRC) analysis on 12/13/2007 and 08/14/2008. All comments received have been incorporated into the preliminary development plans and/or recommended conditions of approval.

ART IN PUBLIC PLACES:
The project shall comply with the City's Art in Public Places ordinance as outlined in the CCMC.

GENERAL INFORMATION:	
General Plan: Industrial.	Zoning: General Industrial (IG).
Redevelopment Plan: Industrial in Component Area #3.	Overlay Zone/District: NA.
Legal Description: Lot 1 of Parcel Map No. 7673.	Existing Land Use: One (1) story / 18,000 GSF industrial building with surface parking spaces.

Project Description

The project consists of the following actions:

1. Demolish the 18,000 GSF industrial building and site improvements via a demolition permit;
2. Construct a new terraced split-level four (4) – five (5) story 62,765 GSF condominium office building with an attached parking structure. Each office floor is split with Section "A" constructed within the northerly portion of the site and Section "B" a floor higher within the southerly portion of the site [hence a partial 5th floor along the south side]. The building is

- provided with varied setbacks along all building frontages. All required onsite and offsite improvements will be constructed via a Site Plan Review (SPR) application;
3. Construct the subject terraced / four (4) – five (5) story building with a varying height between 30'-6" and 61'-9" to the top of roof via a Height Exception (HTEX) application since portions of the proposed structure exceeds the 43'-0" maximum height permitted in the IG Zone;
 4. Provide 181 parking spaces [both on the surface and within a three (3) level subterranean parking structure] including 36 in tandem format [i.e., 18 blocked and 18 aisleway] via an Administrative Use Permit application; and
 5. Subdivide the new project into a condominium office complex via a Tentative Tract Map (TTM) application.

Adjacent Zoning and Land Uses

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North [Higuera Street]:	Two Family Residential (R2)	Single and multiple family residential.
East [Hayden Place]:	General Industrial (IG)	Industrial.
South [Hayden Place]:	General Industrial (IG)	Industrial.
West [Lucerne Avenue]:	Two Family Residential (R2)	Single and multiple family residential.

<u>Project Data</u>		<u>Proposed</u>	<u>Required</u>
<u>Land Area:</u>			
Building Footprint [Office and Garage]	63.3%	21,897 SF	NA
Hardscape / Pavement:	26.8%	9,251 SF	NA
Landscape / Softscape:	9.9%	3,432 SF	NA
Total [No dedication required]:	100.0%	34,580 SF	NA

Building Floor Area [Portion "A" is nearest and Portion "B" is furthest from Higuera Street]:			
Partial 1st floor	[within Portion "A"]:	9,695 GSF	NA
2nd floor	[within Portions "A" and "B"]:	18,580 GSF	NA
3rd floor	[within Portions "A" and "B"]:	17,613 GSF	NA
4th floor	[within Portions "A" and "B"]:	11,713 GSF	NA
Partial 5th floor	[within Portion "B"]:	5,164 GSF	NA
Total:		62,765 GSF	NA

<u>Building Height</u> (A):			
To roof	(B):	30'-6" to 61'-9"	43'-0" Maximum
To the building parapet	(C):	3'-6" to 5'-0"	5'-0" Maximum
To the rooftop elevator parapet	(D):	5'-0"	13'-6" Maximum

- (A) The height of the building varies due to the site topography which slopes away from Higuera Street resulting in the following "new grade" elevation points:
1. 89.67' at the northeast corner [at the top of the Higuera Street public sidewalk];
 2. 82.26' at the southeast corner [abutting the top of fire lane easement roadway to/from the Hayden Place cul-de-sac];
 3. 87.10' at the southwest corner [the natural grade of the abutting residence]; and
 4. 90.18' at the northwest corner [at the top of the Higuera Street public sidewalk].
- The split-level terraced building consist of two (2) portions with Portion "A" being nearest to the Higuera Street frontage and with Portion "B" being furthest from the Higuera Street frontage. Hence, the "new grade" of the 1st floor of the project along the Higuera Street frontage is between 2'-0" and 4'-10" below the Higuera Street top of public sidewalk elevation. The other portions of the site also result in a varying building height.
- (B) Building height in excess of IG Zone 43'-0" maximum may be permitted via a Height Exception as outlined in CCMC 17.300.025.C.
- (C) 5'-0" or as may be required by the State of California building code, whichever is greater.
- (D) 13'-6" maximum above building height with setback as outlined in CCMC Section 17.300.025.

Project Data**Proposed****Required****Building Setbacks:**

Street facing / [north / Higuera Street]:	10'-0" to 90'-0"	5'-0"
Street facing / [east / fire lane easement roadway]:	28'-5" to 69'-0"	None
Side facing / [south / industrial]:	0'-3" to 8'-6"	None
Side facing / [west / residential]:	24'-7" to 110'-0"	20'-0" plus

Parking Spaces:**Surface Lot****Parking Structure**

Handicapped – Standard:	3	2	5	5 Minimum
Handicapped – Van:	1	NA	1	1 Minimum
Standard:	7	131	138	NA
Standard Loading:	1	NA	1	1 Minimum
Standard / Tandem / Aisle:	NA	18	18	NA
Standard / Tandem / Blocked:	NA	18	18	NA
Total:	12	169	181	179
Bicycle Racks:	5	24	29	NA

Public Utilities

1. Cable: Time Warner;
2. Electricity: Southern California Edison;
3. Natural Gas: Southern California Gas Company;
4. Sewer: City of Culver City [Engineering Division];
5. Telephone: AT&T;
6. Trash: City of Culver City [Sanitation Division];
7. Water: Golden State Water Company; and
8. Zip Code: Culver City 90232.

JM/abn