

Culver CITY

PLANNING DIVISION

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RE: ONE CULVER, 10000 WASHINGTON BLVD, MODIFICATIONS TO ENTITLEMENT APPROVALS

On June 22, 2016, the Culver City Planning Commission approved Site Plan Review, P2016-0033-SPR, to allow the renovation and physical improvement of an existing eight-story office building to include improvements to the building façade, interior atrium and lobby area, changes of uses from office to retail, the addition of storefronts on Culver Boulevard, new office spaces, material and color changes, and new landscape and outdoor amenities.

In the months following project approval, Gensler and LBA Realty explored a few changes to site exterior and building exterior while keeping the core project approvals intact. Most of the changes have to do with the improvements to increase marketability to new office and restaurant tenants.

Gensler and LBA Realty proposes changes to Site Plan Review, P2016-0033-SPR, to include the following.

1. The driveway into the front entrance of the building at Madison Avenue is redesigned to include a vehicular round-about queuing. The change is determined to be minor.
2. The portion of the building on the corner of Culver Boulevard and Madison Avenue is redesigned to push back the storefront and slightly increase the outdoor dining area in front of the restaurant. This creates a small alcove area that is intended to enhance the pedestrian and customer experience adjacent to the restaurant. This change is determined to be minor.
3. The zinc panel wrapping that was part of the entitlement is redesigned to board formed concrete. This change is determined to be minor.
4. The glazing at the storefront on Culver Boulevard is changed to create more connection from the interior to the exterior by expanding the glazing height, and identifying where demising walls would be located to accommodate future tenants. This change is determined to be minor.
5. The storefront finish and overall design is improved. This change is determined to be minor.

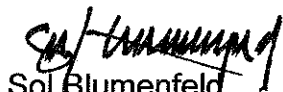
6. The new elevated deck for outdoor dining is improved for greater accessibility and circulation by having 4 entries instead of 2 entries. This change is determined be minor.
7. The retail and restaurant space within the project is reduced from the entitlement approval by 2,146 SF. In the original entitlement, the parking surplus was 410 spaces. Factoring in the change of use from office and retail to fitness use, the parking garage still provides a surplus of 343 spaces. This change is determined to be a minor.
8. The new fitness use has been expanded from 3,687 SF in the original entitlement to 30,049 SF to accommodate a larger fitness use tenant. Because the fitness use parking requirement is 1 space per 200 square feet, this requires 153 parking spaces. Factoring in the change of use from office and retail to fitness use, the parking garage still provides a surplus of 343 spaces. This change is determined to be a minor.
9. The change of use to provide a fitness club proposed at 30,049 SF was reassessed by the City's traffic engineer. In total, the proposed uses will generate slightly less trips in both the AM and PM peak periods than the previous uses. The AM peak period trips were reduced from 485 trips/hr. to 436 trips/hr., and the PM peak period trips were reduced from 525 trips/hr. to 516 trips/hr. Therefore, there is no additional traffic generated by the project from the proposed change of use and the change is determined to be minor.

Prepared by:



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Approved by:



Sol Blumenfeld
Community Development Director

Attachment:

Approved Plans

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Case File