

ATTACHMENT NO. 6

October 9th, 2017

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

Sol:

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

On August 26, 2010, this office, on behalf of CPWD, submitted a request for a one-year extension to these entitlements. This request was approved by the City in a letter dated September 13, 2010. Subsequently, our second, third, fourth, fifth and sixth requests for a one-year extension were approved by the City in letters dated September 6, 2011, October 23, 2012, October 10, 2013, September 14, 2014, September 11, 2015 and October 12th, 2016 respectively. We hereby request an eighth one-year extension through September 11, 2018.

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

- **Tie-Back Approval** – CPWD has successfully executed tie-back agreements with the Regents of the University of California to allow use of tie-back beneath its property at 8535 Warner Drive. Negotiation took over 1 year to execute.
- **Ongoing negotiations for Tie-Back Approval**– CPWD is in ongoing discussions with adjacent property owners to obtain tie-back approval for shoring on their respective properties. Negotiations with the SPUR Association/Jessica Dabney, Moise Emquies (north), and Scott Martin (east) are ongoing. Scott Martin has engaged third party engineers to review CPWD plans and engineering in order to confirm tie-back approval; reviews are ongoing. Once tie-back agreements have been secured, CPWD can finalize shoring/grading permits thru the City of Culver City. (Tie-back agreements are the primary outstanding plan check comment).
- **Shoring Permit Submittal** - CPWD submitted Shoring Plans (by Earth Support Systems) to Building & Safety in May, 2016 under Plan Check Number B16-0354. This was sent for additional outside review to JAS Pacific. EOMA has prepared responses to corrections and will submit to Culver City upon procurement of written tie-back approval from adjacent property owners (see above).

- **Site Improvement/Grading Permit Submittal** – CPWD submitted for Site Improvement/Grading Permit in May, 2016 to Public Works/Engineering. Responses to corrections received on June 30, 2016 are currently being developed. Resubmittal is targeted for December, 2016. EOMA has prepared responses to corrections and will submit to Culver City upon procurement of written tie-back approval from adjacent property owners (see above).
- **Geotechnical / SWPPP / LID Reports** –Geotechnical, SWPPP and LID Reports have all received conditional approval by the City of Culver City.
- **Dewatering** – CPWD contracted with Hydroquip to perform on-site groundwater Flow Rate Testing. Report concluded that the project site is underlain with pockets of perched ground water which will require the subterranean garage structure be designed with a permanent dewatering system or engineered to withstand hydrostatic pressure. The project team decided upon the latter approach and has re-engineered the structure accordingly. Due to the added costs and the recent additional parking constructed in the Hayden Tract (see below), the team is evaluating the cost/benefit analysis of the lowest parking level at approximately 35ft below grade.
- **Hydrology** – CPWD contracted with project civil engineer (DRC) to prepare Site Hydrology reports in order to confirm Storm Water calculations in support of the Green Roof strategy proposed as an important sustainability aspect of the project. Reports were finalized and submitted to City of Culver City engineering.
- **Ongoing Project Development with Design Build Contractor** – CPWD's project team is currently developing final Construction Documents. Team includes Bomel (Design Build General Contractor), Culp & Tanner (Structural Engineer), M. Ludvik (Structural-Glazing), DRC Engineering (Civil), OMB Engineering (Electrical), ACCO (Mechanical), Plumbing (Pocock Design Solutions), and Dry Utilities (Butsko).
- **Structural Glass Mock-ups** – CPWD has progressed design and engineering of the structural glass cylinders to be constructed within the exterior courtyard. A series of full-scale mock-ups have been fabricated and tested by Cristacurva under the supervision of EOMA, M. Ludvik (Glazing Engineer) and Dow Corning (manufacturer of TSSA). Stainless steel fittings were constructed by Sadev USA. The glass courtyard will be one of the signature features of the project and a complex technical achievement.
- **Evaluation of the changing landscape of the Hayden Tract-** Within the last year, the following developments within the immediate vicinity of the proposed project have caused CPWD to redefine marketing approach to brokerage community:
 - **Vespertine** – CPWD's affiliate, Samitaur Constructs, recently completed construction on an innovative restaurant, Vespertine, located across the street from the proposed 8511 Warner project. Chef/Creator Jordan Kahn is looking to develop the Hayden Tract as a world class dining venue.
 - **Destroyer** - Prior to the opening Vespertine, Jordan Kahn opened breakfast/lunch counter service restaurant Destroyer at 3578 Hayden Avenue in an existing industrial building caddy corner to the future project.
 - **UCLA Graduate Art Studios** –UCLA has submitted plans for a new \$30M Graduate Art Studios building to be located at 8535 Warner Drive immediate adjacent 8511 Warner. CPWD is supportive of UCLA's plans and has met with project planners to discuss parking needs and construction coordination.

- **Additional Hayden Tract Parking** – The Hayden Tract has seen an increase in parking supply over the last two years as well as an appreciable increase in cut-thru traffic due to ongoing developments in the West Side, including Playa Vista (aka Silicon Beach).
 - **Spur Parking Lot** – The Spur Association in conjunction with the City of Culver City completed construction of the Spur Parking Lot that runs immediately north of the subject project creating 106 new surface parking spaces.
 - **8550 Higuera Parking Structure** – Parking structure completed in 2016 added 575 parking spaces to the Hayden Tract.
- **Exposition Light Rail Line / Ridesharing** - Completion of Metro's Expo Line to Culver City in 2016 and the increase in Ridesharing use (Uber/Lift) has changed traffic patterns and increased pedestrian activity within the Hayden Tract.
- **Fiber Backbone** – The City of Culver City in conjunction with Mox Networks completed construction of a fiber optic backbone thru the Hayden Tract. The fiber network will allow Hayden Tract businesses to have access to greater bandwidth making the area more attractive.
- **Financing** – CPWD has continued to progress negotiations with various prospective lenders for construction financing.
- **Brokerage** – CPWD continues to work with its brokers to assess market needs and position the 8511 Warner project to take advantage of current market demand and changing landscape of the Hayden Tract (see above). CPWD has been in preliminary negotiations with possible tenants and will continue its marketing efforts as plans progress. To date, CPWD has received a Letter of Intent (LOI) for 15,000rsf in the project.

CPWD continues to demonstrate a commitment to the development of the 8511 Warner project. CPWD is working diligently to secure tie-back agreements, to assess recently discovered site constraints and to re-position the project in an ever changing development landscape. CPWD is pleased to share these important milestones toward project realization. We therefore request that the City grant our request for entitlement extension.

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

Best,



Dolan Daggett
Eric Owen Moss Architects

On behalf of CPWD

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