

ATTACHMENT NO. 1

RESOLUTION NO. 2018-P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW MODIFICATION, P2018-0064-SPR/M ALLOWING PROPOSED BUILDING MATERIAL AND ACCENT COLOR CHANGES TO AN APPROVED MIXED USE PROJECT CURRENTLY UNDER CONSTRUCTION AT 11924 – 11960 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Site Plan Review Modification, Case No. P2018-0064-SPR/M)

WHEREAS, on December 9, 2015, the Planning Commission approved Site Plan Review, SPR P-2014175 and Administrative Use Permit, AUP P-2014176 allowing the construction of a five story, 56 foot high, mixed use project consisting of 48 apartment dwelling units built over 13,604 square feet of ground floor retail commercial space and at-grade and subterranean parking, subject to conditions of approval included in Planning Commission Resolution No. 2015-P009. The Project site at 11924 through 11960 Washington Boulevard is described with Los Angeles County Assessors Numbers 4233-017-010; 4233-017-012; 4233-017-014; 4233-017-017; and 4233-017-022, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on December 1, 2017, Building Permit No. B17-0154 was issued for the project and the mixed use project is currently under construction; and,

WHEREAS, on April 12, 2018, Culver West LLC (Applicant/Property Owner) submitted an application for a Site Plan Review Modification to allow a change in building materials to accommodate public art along the west elevation and on a ground level, front facing architectural canopy, and to allow a change in accent colors for certain architectural features (the "Project"); and,

WHEREAS, in order to implement the proposed Project, approval of the following application and request is required:

1 1. Site Plan Review Modification: for a significant change to project design as
2 described above, to ensure the Project complies with all required standards and City
3 ordinances, and to establish all onsite and offsite conditions of approval necessary to address
4 the site features and ensure compatibility of the proposed Project with the development on
5 adjoining properties and in the surrounding neighborhood;
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7 WHEREAS, pursuant to the California Environmental Quality Act guidelines, a Mitigated
8 Negative Declaration (MND) finding, was adopted by the Planning Commission on December
9 9, 2015, as part of the original mixed use project approval, which determined that the project
10 will not have a significant adverse impact on the environment and that a MND finding was
11 appropriate; and,
12

13 WHEREAS, the modification is within the scope of the adopted MND and the
14 circumstances under which the MND was prepared have not significantly changed and no new
15 significant information has been found that would impact the MND, and therefore no new
16 environmental analysis is required; and,
17

18 WHEREAS, on June 13, 2018, after conducting a duly noticed public hearing on the
19 subject applications, including full consideration of the applications, plans, staff report,
20 environmental information and all testimony presented, the Planning Commission by a vote of
21 ___to ___, conditionally approved Site Plan Review Modification, Case No. P2018-0064-SPR/M.
22

23 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
24 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

27 **Site Plan Review:**
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29

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

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

The Planning Commission approved Site Plan Review, SPR P-2014175 and Administrative Use Permit, AUP P-2014176 on December 9, 2015, allowing a mixed use project. General layout findings for the mixed use development, based on predevelopment plans, were made at that time and the site is under construction pursuant to Planning Commission approval and issuance of building permits. The modifications involving a change in building materials from metal cladding to stucco to accommodate public art along the west elevation, changes to material and color of a front facing architectural canopy, and a change in accent colors for certain architectural features does not change the project's general layout or design under which the original finding was made. All aspects of design including orientation and location of the building, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, remain the same and the modification is consistent with all requirements of the Zoning Code and with all applicable development standards and design guidelines.

- B. The architectural design of the structure and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.**

The modifications do not change the project's approved architectural design, materials, and colors except for the west elevation that will change from metal cladding to stucco, accent colors along certain vertical architectural elements that will change from red brick to blue, and changes in a street facing ground level canopy that will make the canopy consistent with a proposed mural on the site's west elevation. These modified materials and colors do not conflict with the project's approved materials that include use of metals, glazing, and stucco surfaces. The use of stucco on one elevation is consistent with surrounding stucco and concrete surfaced developments and the change in accent color from red brick to blue is a minor revision that will not conflict with surrounding buildings that have varying color accents with no discernable pattern. The ground level canopy will relate only to the project building and its final design will relate to and complement the final art piece on the West elevation.

- C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements**

1 has been designed to create visual relief, complement structures, and provide an
2 attractive environment and is consistent with the purpose and intent of this
3 Chapter, the requirements of the zoning district in which the site is located, and
4 with all applicable development standards and design guidelines.

5 The modifications do not affect the proposed landscape plans under which the original
6 landscape finding was made nor do they change the final approved landscape plans or
7 plant installation.

- 8 **D. The design and layout of the proposed project will not interfere with the use and
9 enjoyment of neighboring existing or future development, will not result in
10 vehicular or pedestrian hazards, and will be in the best interest of the public
11 health, safety, and general welfare.**

12 The modifications involve only color and material changes for certain portions of the
13 project and the approved design and layout remain the same. Use of stucco, the color
14 blue as an accent for certain architectural features, and a revised canopy will not
15 interfere with surrounding residential structures of varying color, building material, and
16 accent finishes. The modifications do not encroach into vehicular or pedestrian
17 pathways and the stucco finish will facilitate future application of a mural.

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

23 The existing and proposed public service facilities necessary to accommodate the
24 Project such as: the width and pavement of the adjoining streets, traffic control devices,
25 sewers, storm drains, sidewalks, street lights, proposed street trees, new street parking
26 spaces, fire protection devices, and public utilities are provided for adequately as
27 confirmed by the City agencies that reviewed the mixed use development prior to its
28 approval and the modifications do not require changes to existing or proposed public
29 facilities.

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

32 The proposed development, design, project conditions and mitigations under which the
33 General Plan consistency finding was made when the mixed use development was
34 approved have not changed and the modifications affect only color and materials for
35 certain portions of the development. The project remains consistent with the General
36 Plan.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Site Plan Review Modification, Case No. P2018-0064-SPR/M subject to the conditions of approval set forth in Exhibit A of Planning Commission Resolution No. 2015-P009, incorporated herein by reference and to the following additional modification conditions (MC):

MC – 1: Material changes from metal cladding to stucco along the project's west elevation, changes to material and color for the Washington Boulevard ground level canopy, and accent color changes for certain architectural features from red brick to blue shall be allowed and constructed per Modified Site Plan Review Elevation Plans dated May 3, 2018.

MC – 2: On or before January 1, 2019, the developer shall obtain approval by the Cultural Affairs Commission of proposed art installation along the project site's west elevation and on the Washington Boulevard ground level canopy, in conformance with City's Art in Public Places Program requirement.

MC – 3: Should the Cultural Affairs Commission not approve proposed art, the Washington Boulevard ground level canopy, shall be designed per the December 9, 2015, Planning Commission approved predevelopment plans. Approval of the west elevation material change and accent color changes for certain architectural features shall remain in effect and any revision to these modifications shall require Planning Commission approval.

APPROVED and ADOPTED this 13th of June , 2018.

DANA SAYLES, AICP- CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner