

1 RESOLUTION NO. 2019-P014

2
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
4 CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW
5 MODIFICATION, P2019-0306-SPR/M, ALLOWING PROPOSED CHANGE
6 OF USE FROM RETAIL TO MEDICAL OFFICE AT AN EXISTING EIGHT-
7 STORY OFFICE-RETAIL MIXED-USE BUILDING AT 10000 WASHINGTON
8 BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

9 (Site Plan Review Modification, P2019-0306-SPR/M)

10 WHEREAS, on June 22, 2016, the Planning Commission approved Site Plan Review,
11 P2016-0033-SPR, to allow renovation and physical improvement of an existing eight-story
12 office building including improvements to the building façade, interior atrium and lobby area;
13 changes of use from office to retail; addition of retail storefronts on Culver Boulevard; new
14 office space; and new landscape and outdoor amenities, subject to conditions of approval
15 included in Planning Commission Resolution No. 2016-P007. The project resulted in
16 287,259 square feet of net leasable space in the building, 261,816 square feet of office,
17 21,756 square feet of retail/restaurant space, and 3,687 square feet of fitness studio.

18 WHEREAS, on July 3, 2017, minor modifications to the project was administratively
19 approved to expand outdoor seating areas, improve building façade and overall design,
20 reduce retail and restaurant use, and expand fitness use. The modifications resulted in a
21 total of 19,610 SF of retail and/or restaurant use and 30,049 SF of fitness use on ground
22 level and an overall parking surplus of 343 spaces.

23 WHEREAS, on November 7, 2019, the applicant filed a Site Plan Review Modification
24 application to modify Site Plan Review P2016-0033-SPR, to allow change of use of 3,633
25 SF of a ground floor space previously approved for retail use per Planning Commission
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1 Resolution No. 2016-P007 to medical office. The total area by land use type will result in
2 negligible changes with 15,9977 SF of retail and/or restaurant use, 30,049 SF of fitness use,
3 and 3,633 SF of medical office use on ground level and an overall parking surplus of 343
4 spaces.

5 WHEREAS, the Project site is located at 10000 Washington Boulevard, and
6 described with Los Angeles County Assessors Number 4207-006-030, in the City of Culver
7 City, County of Los Angeles, State of California.

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9 WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15301,
10 Class 1 – Existing Facilities in that the Project involves only change of use, interior
11 improvements and no expansion of use in an urbanized area zoned for the proposed
12 used, where all necessary public services and facilities are available; and

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14 WHEREAS, on December 11, 2019, after conducting a duly noticed public hearing on
15 the subject application including full consideration of the application, plans, staff report,
16 environmental information and all testimony presented, the Planning Commission by a vote
17 of ___ to ___, approved Site Plan Review Modification, P2019-0304-SPR/M as set forth herein
18 below.

19 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
20 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

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24 **Site Plan Review Modification:**

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

27 **A. The general layout of the project, including orientation and location of**
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1 buildings, open space, vehicular and pedestrian access and circulation,
2 parking and loading facilities, building setbacks and heights, and other
3 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.

4 The modification does not result in physical change of the site layout and design.
5 The Planning Commission approved Site Plan Review, P2016-0033-SPR, on
6 June 22, 2016, for the subject site, allowing renovations and change of use for an
7 existing eight-story office to an office-retail mixed-use. It was found at the time that
8 the general layout of the project is consistent with the requirements and
9 development standards of the Commercial General (CG) zoning district and
10 standards adopted by the approved Design for Development and Disposition and
11 Development Agreement. P2016-0033-SPR did not change the existing and
12 approved building's height, footprint, or setbacks. The building remained at 110
13 feet in height measured to the eighth story roof height and 127 feet to the top of
14 the rooftop mechanical equipment enclosure. Vehicular access and circulation did
15 not change. 1,172 parking spaces are provided in three subterranean levels of
16 parking. With the minor modification approved July 3, 2017, and using the
17 applicable parking ratio requirements for office, retail/restaurant and fitness uses,
18 there is a surplus of 343 parking spaces. This modification does not alter parking
19 demands, as the parking ratio for medical office use is the same as that for retail
20 use per the Zoning Code.

21 P2016-0033-SPR improved the pedestrian access to the building by activating
22 ground floor with retail and restaurant uses and opening the uses to Culver
23 Boulevard with addition of storefronts toward the street. The project also
24 introduced a pedestrian corridor into the building from Culver Boulevard and
25 Washington Boulevard, as well as outdoor amenities and landscaping, improving
26 the site's appeal at the street level. This modification seeks to maintain the intent
27 and functionality of these improvements by taking a corner space and leaving
28 most of the street frontage available for retail/restaurant use. The project will
continue to be consistent with the purpose of the Site Plan Review and the
requirements of the CG zone and applicable development standards and
guidelines.

- B. The architectural design of the structure(s), and their 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.**

This modification does not change the project's approved architectural design, materials, and colors of the building. P2016-0033-SPR changed the building exterior in color and material, but did not alter the building size, height, or massing.

1 The project introduced light grey and dark grey metal panels to be adhered to the
2 existing stone tiles on the exterior of the building, improving the overall
3 appearance and rebranding the building as a creative office-retail mixed-use.
4 These improvements were suitable for the CG zoning district and the surrounding
5 downtown, studio, and low- to medium- density residential neighborhood. As the
6 modification does not propose alterations to the design, materials or colors of the
7 structure, the project will continue to be compatible with the scale and character of
8 the surrounding development and consistent with the purpose, intent and
9 requirements of the Zoning Code and all applicable development standards and
10 design guidelines.

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

18 This modification does not change the project's approved landscaping. The
19 landscaping improvements the P2016-0033-SPR introduced will remain in place
20 and continue to create a visual relief from the street and an inviting environment
21 to the ground floor of the project site.

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

26 This modification does not result in change in physical layout of the existing
27 development. It does not change vehicular or pedestrian circulation. Visitors to the
28 medical office will follow the existing vehicular and pedestrian circulation patterns.
The medical office seeks to maintain street-level engagement by occupying a
corner space and proposing no circulatory interruption for the remaining retail
areas at ground level.

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

34 This modification will not result in increase in demand for public facilities. The
35 existing public service facilities necessary to accommodate the project will remain
36 and deemed adequate for the overall building as a previously approved and the
37 modifications do not require changes to the existing public facilities.

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

4 The General Plan Land Use Element designates the property as General
5 Corridor, which is a commercial designation intended to allow community-serving
6 small- to medium-scale commercial uses. The property is zoned Commercial
7 General (CG). The proposed medical office use is consistent with these
8 designations. In particular, the project is consistent with Policy 6.G of the Land
9 Use Element, as it introduces a service use that will complement the retail and
10 office uses on site and provide services to meet the needs of the surrounding
11 residential and nonresidential neighborhoods.

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15 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
16 Commission of the City of Culver City, California, hereby approves Site Plan Review
17 Modification, P2019-0306-SPR/M, pursuant to previously approved Site Plan Review,
18 P2016-0033-SPR and as set forth in Planning Commission Resolution No. 2016-P007.
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20 APPROVED and ADOPTED this 11th day of December 2019.
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22 _____
23 ANDREW REILMAN, CHAIRPERSON
24 PLANNING COMMISSION
25 CITY OF CULVER CITY, CALIFORNIA

26 Attested by:

27 _____
28 Susan Herbertson, Senior Planner