

1 RESOLUTION NO. 2021-P005

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3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
4 CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW
5 MODIFICATION, P2021-0077-SPR/M, ALLOWING PROPOSED CHANGE
6 OF USE FROM RETAIL OR RESTAURANT TO OFFICE AT AN EXISTING
EIGHT-STORY OFFICE-RETAIL MIXED-USE BUILDING AT 10000
WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG)
ZONE.

7 (Site Plan Review Modification, P2021-0077-SPR/M)

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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;

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

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25 WHEARAS, on December 11, 2019, the Planning Commission approved Site Plan
26 Review Modification, P2019-0306-SPR/M, to allow change of use of a 3,633 square feet
27 tenant space from retail/restaurant to medical office, per Planning Commission Resolution
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1 No. 2016-P007. The approval resulted in no change of net leasable space in the building,
2 3,633 square feet of office use, 15,977 square feet of retail or restaurant use, and 30,049
3 square feet of fitness use on ground level and an overall parking surplus of 343 spaces;

4 WHEREAS, on March 25, 2021, the applicant filed a Site Plan Review Modification
5 application to modify Site Plan Review P2016-0033-SPR, to allow change of use of 8,090
6 square feet of a ground floor space previously approved for retail use per Planning
7 Commission Resolution No. 2016-P007 to office. The total area by land use type will result
8 in changes with 7,887 square feet of retail and/or restaurant use, 30,049 square feet of
9 fitness use, and 3,634 square feet of medical office use on ground level and an overall
10 parking surplus of 343 spaces;
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12 WHEREAS, the Project site is located at 10000 Washington Boulevard, and
13 described with Los Angeles County Assessors Number 4207-006-030, in the City of Culver
14 City, County of Los Angeles, State of California;
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16 WHEREAS, the Project is Categorically Exempt pursuant to CEQA Section 15301,
17 Class 1 – Existing Facilities in that the Project involves only change of use, interior and
18 facade improvements and no expansion of use in an urbanized area zoned for the
19 proposed use, where all necessary public services and facilities are available; and
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21 WHEREAS, on June 9, 2021, after conducting a duly noticed public hearing on the
22 subject application including full consideration of the application, plans, staff report,
23 environmental information and all testimony presented, the Planning Commission by a vote
24 of ___ to ___, approved Site Plan Review Modification, P2021-0077-SPR/M as set forth herein
25 below.

26 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
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1 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

4 **Site Plan Review Modification:**

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

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

13 The modification does not result in a significant physical change of the site layout
14 and design. Proposed changes comprise of minor façade remodeling to add more
15 glazing along street frontage and placing seating and additional landscaping
16 elements in an existing landscaped area. Neither change will modify building
17 setbacks, height, or the overall volume. The Planning Commission approved Site
18 Plan Review, P2016-0033-SPR, on June 22, 2016, for the subject site, allowing
19 renovations and change of use for an existing eight-story office to an office-retail
20 mixed-use. It was found at the time that the general layout of the project is
21 consistent with the requirements and development standards of the Commercial
22 General (CG) zoning district and standards adopted by the approved Design for
23 Development and Disposition and Development Agreement. P2016-0033-SPR did
24 not change the existing building's height, footprint, or setbacks. The building
25 remained at 110 feet in height measured to the eighth story roof height and 127
26 feet to the top of the rooftop mechanical equipment enclosure. Vehicular access
27 and circulation did not change. 1,172 parking spaces are provided in three
28 subterranean levels of parking. With the minor modification approved July 3,
2017, and using the applicable parking ratio requirements for office,
retail/restaurant and fitness uses, there is a surplus of 343 parking spaces. This
modification does not alter parking demands, as the parking ratio for office use is
the same as that for retail use per the Zoning Code. Proposed outdoor seating
area will not result in additional parking requirement as it is strictly ancillary to the
existing tenant space and will only be used by occupants of the tenant space.

P2016-0033-SPR improved the pedestrian access to the building by activating
ground floor with retail and restaurant uses and opening the uses to Culver
Boulevard with addition of storefronts toward the street. The project also
introduced a pedestrian corridor into the building from Culver Boulevard and
Washington Boulevard, as well as outdoor amenities and landscaping, improving

the site's appeal at the street level. This modification seeks to maintain the intent of these improvements with additional glazing and enhanced landscaped area along street frontages. 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 overall architectural design, materials, or colors of the building as approved by P2016-0033-SPR. By replacing solid walls with additional glazing along street frontages, the proposed improvements seek to remain consistent with the overall intent of the original approval while remaining suitable for the CG zoning district and the surrounding downtown, studio, and low-to medium-density residential neighborhood. As the modification only proposes minor façade remodeling and does not propose alterations to the mass, volume, materials or colors of the structure, the project will continue to be compatible with the scale and character of the surrounding development and consistent with the purpose, intent and requirements of the Zoning Code and all applicable development standards and design guidelines.

- C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements, has been designed to create visual relief, complement structures, and provide an attractive environment, and 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.**

This modification proposes to add small landscaping elements consistent with the existing landscaping in the project area, such as planters. The landscaping improvements the P2016-0033-SPR introduced will remain in place. Together with new plantings, the onsite landscaping will continue to create a visual relief from the street and nurture an inviting environment on the ground floor of the project site.

- D. The design and layout of the proposed project will not interfere with the use and 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.**

This modification does not result in change in physical layout of the existing

development. It does not change vehicular or pedestrian circulation. Visitors to the office will follow the existing vehicular and pedestrian circulation patterns. The office seeks to increase street-level engagement by creating larger street-level entrances and an outdoor seating area. The office proposes no circulatory interruption for the remaining retail areas at ground level. Additionally, the outdoor seating area will remain strictly ancillary to the subject tenant space and be subject to all applicable standards of the Culver City Municipal Code including the Noise Ordinance to ensure that its operation is consistent with the intent of the Code and is in best interest of the public health, safety, and general welfare. Any special events or activities that deviate from normal operations will be subject to City's review and approval.

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.

This modification will not result in increase in demand for public facilities. The existing public service facilities will remain in place and are deemed adequate to accommodate the project as the modifications do not result in changes to the demand for utility services.

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

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

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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, P2021-0077-SPR/M, pursuant to previously approved Site Plan Review, P2016-0033-SPR and as set forth in Planning Commission Resolution No. 2016-P007.

APPROVED and ADOPTED this 9th day of June 2021.

DAVID VONCANNON, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner