



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 16-1166, **Version:** 1

Item #: A-2.

CC - Consideration of an Agreement with CP V Cumulus, LLC for Funding of Transportation Enhancement Projects in Culver City Related to Impacts from the Cumulus Development Project

Meeting Date: June 26, 2017

Contact Person/Dept: Charles D. Herbertson/PW
Phone Number: (310) 253-5630

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☐

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/21/17);

Department Approval: Charles D. Herbertson, Public Works Director/City Engineer (06/14/17)

RECOMMENDATION

Staff recommends the City Council approve an agreement with CP V Cumulus, LLC ("Cumulus") for the funding of transportation enhancement projects in Culver City related to impacts from the Cumulus development project.

BACKGROUND

The Cumulus Development Project ("Project"), which was approved by the Los Angeles City Council on May 25, 2016, is a transit oriented/mixed-use development located on the northwest corner of La Cienega Boulevard at Jefferson Boulevard in the City of Los Angeles and consists of the demolition of an existing office building, accessory structures and four light industrial structures (approximately 63,313 square feet), two existing radio tower structures and the development of an approximately 1,900,000 square foot transit oriented/mixed-use development, which could include up to 1,210 multi-family residential units and 300,000 square feet of commercial uses. The Project site is approximately 11.19 acres (about 487,535 square feet).

During the Project entitlement process, the City received a Notice of Preparation (NOP) of the Project's Environmental Impact Report (EIR) and, on April 13, 2015, in response to the NOP, staff submitted preliminary comments related to the Project's traffic and construction impacts on the City's transit, fire protection, parks/recreation and traffic (Attachment 1). After receiving the Project Draft

EIR, staff responded on September 6, 2015 stating that the City's comments were not adequately addressed or not addressed at all, and reiterated the prior comments made to the NOP (Attachment 2).

In December 2015, the City received a copy of the Final Environmental Impact Report (FEIR) for the Project, which includes a Traffic Study that was reviewed by the City. The Traffic Study concludes that the surrounding transportation impacts are significant, unavoidable and cannot be fully mitigated at eight intersections (five in Culver City and three that span the border of Culver City and Los Angeles) and recommends a series of Transportation Demand Management (TDM) measures be implemented. Examples of TDM measures are improved pedestrian connections, on-site car-share amenities, on-site transit information, contribution to the City of Los Angeles' bike-share program, etc. The Traffic Study also recommended that in addition to the TDM measures, a Statement of Overriding Considerations be adopted for five of the eight intersections that are deemed inmitigable.

DISCUSSION

As a result of the City's comments to the NOP and Draft EIR, as well as staff's review of the Final EIR and related Traffic Study, staff met with the Developer's representatives and the City of Los Angeles to develop mutually agreeable transportation improvement measures that address potential impacts on transportation facilities in the general vicinity of the Project Site, and located within Culver City. Through these discussions, the Developer has agreed to provide Culver City with \$1,150,000 in funds to implement the following measures:

- A one-time contribution toward bicycle and pedestrian facilities in Culver City including a bike share station in the vicinity of the project site but located in Culver City - \$85,000.
- A one-time contribution toward projects that will make Culver City Bus lines more attractive and increase the effectiveness of the TDM measures and transit share mode -\$200,000.
- La Cienega Boulevard and Washington Boulevard - The addition of protective/permissive left-turn arrows to the traffic signals - \$100,000.
- Fairfax Avenue and Adams Boulevard - Upgrade to the roadway striping to add a left turn lane for eastbound Adams Blvd. to northbound Fairfax - \$10,000.
- La Cienega Boulevard and Fairfax Avenue - Upgrade to the roadway striping to add a third westbound left turn lane from southbound Fairfax to southbound La Cienega - \$25,000.
- Washington Boulevard and National Boulevard - Upgrade to the traffic signal system including adaptive traffic control - \$50,000.
- Jefferson Boulevard and Duquesne Avenue - The widening of the west side of Duquesne Avenue to add one southbound lane on Duquesne Avenue, and modification of the traffic signals - \$430,000.
- Jefferson Boulevard and Overland Avenue - Removal of the raised median to add a second eastbound left-turn lane on Overland Avenue - \$150,000.
- Sepulveda Boulevard and Jefferson Boulevard/Playa Street - Modification of the striping and traffic signals with the installation of triple left-turn lanes for eastbound to northbound traffic - \$100,000.

The total payment of \$1,150,000 in funds would resolve any disputes between Culver City and Cumulus. Upon receipt and acceptance of the funds, Culver City would agree to not file any lawsuit

or otherwise oppose the Project. Inclusive of this agreement the City reserves its right to challenge any future project approvals if they include any modifications or amendments to the Project that are not specifically described in the Project's FEIR, including, but not limited to, any addendum to the FEIR, or subsequent or supplemental EIR.

FISCAL ANALYSIS

Upon issuance by the City of Los Angeles of a building permit for the Project, the Developer will pay the City \$1,150,000 via wire transfer, to be deposited in a designated placeholder account for developer mitigation funds (420.212285).

ATTACHMENTS

- 1.) Proposed Agreement for Funding of Transportation Enhancement Projects
- 2.) Exhibit A - List of Transportation Enhancement Projects

RECOMMENDED MOTION(S)

That the City Council:

1. Approve an Agreement with CP V Cumulus, LLC for the funding of transportation enhancement projects with CP V Cumulus, LLC; and
2. Authorize the City Attorney to review/prepare the necessary documents; and
3. Authorize the City Manager to execute such documents on behalf of the City.