



CURRENT PLANNING DIVISION
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Planning & Development Department

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October 11, 2023

Melissa Schild
Trammell Crow Company
2221 Rosecrans
El Segundo, California 90245

**Subject: Notice of Decision of Minor Modification to the Crossings Campus
Comprehensive Plan P2023-0070-CP/M**
8833 National Boulevard

Dear Ms. Schild:

On March 22, 2023, the applicant submitted a request to make minor modifications to the plans approved by City Council on December 12, 2022, for a Planned Development Zone and Comprehensive Plan (P2022-0144-CP/ZMA). The Project is a four-story creative office development with a total of 536,000 square feet of office, partially in Culver City and partially in the City of Los Angeles. The Project includes a three-level subterranean parking structure. This letter is to inform you that your modification request is approved subject to conditions of approval.

Modification Request

The proposed modifications include the following:

1. Changing the size of the building floor area from 167,000 sf to 162,794 sf.

The Comprehensive Plan indicated a total floor area of 167,000 square feet (Page 6) in the Culver City portion of the project. The minor modification requests to reduce the Culver City portion of the project to 162,794 square feet. The proposed reduction is based on more detailed and final design and calculation of the building size.

2. Revise the number of parking spaces provided from 478 parking spaces to 466 parking spaces, complying with a parking requirement of 1:35 for 162,794 sf.

The Comprehensive Plan indicated a total number of parking spaces as 478 (Page 6) in the Culver City portion of the project. The minor modification requests to reduce the number of parking spaces to 466 in the Culver City portion of the project. The purpose of the reduced

number of parking spaces is to provide the required parking for a building of 162,794 sf based on the reduced building size.

3. Revise the number of tandem spaces from 218 parking spaces to 278 parking spaces.

The Comprehensive Plan indicated a total number of tandem parking spaces of 218 spaces. The minor modification requests to increase the number of tandem parking spaces to 278. The proposed redesign is due to increased space required for the transformer room (Southern California Edison) and the capture and use tanks for LID, requiring the reconfiguration of the parking layout.

4. Revise the number of compact spaces from 65 parking spaces to 115 parking spaces.

The Comprehensive Plan provides 65 compact parking spaces (Pages 22-24). The minor modification requests to increase the number of compact spaces to 115. The proposed redesign is due to increased space required for the transformer room and capture and use tanks for LID, requiring the reconfiguration of the parking layout.

5. Revise the number of full EV spaces from 48 parking spaces to 47 parking spaces.

The Comprehensive Plan indicates that 48 full EV parking spaces will be provided (Pages 22-24). The minor modification requests a reduction of full EV parking spaces to 47. The revision is to bring the project into compliance based on the smaller building size.

6. Revise the number of capable EV spaces from 96 parking spaces to 94 parking spaces.

The Comprehensive Plan includes a total of 96 capable EV parking spaces (Page 22-24). The minor modification requests a reduction to 94 capable EV parking spaces. The revision is to bring the project into compliance based on the smaller building size.

7. Revise the number of EV ready spaces from 48 parking spaces to 47 parking spaces.

The Comprehensive Plan indicates a total of 48 EV ready spaces (Page 22–24). The minor modification requests a reduction to 47 EV ready spaces. The revision is to bring the project into compliance based on the smaller building size.

8. Request to reduce the parking space dimensions by no more than 10%.

The Comprehensive Plan provides typical parking stall sizes for all parking space types in the Culver City portion of the development (Page 18). The applicant is proposing to reduce some of the parking space dimensions as part of this minor modification for the following spaces:

Type of Parking Space	Number of Spaces	Standard Dimensions	Reduced Dimensions
Tandem Spaces	278	8 ft 6 in by 17 ft 3 in	8 ft 2 in by 16 ft 3 in
Standard Spaces	62	8 ft 6 in by 18	7 ft 8 in by 16 ft 3 in

Reduced dimensions include the following.

Type of Space	Comp Plan	Proposed	Reduction Amount
Tandem	8 ft 6 in	8 ft 2 in	4% reduction
Tandem	17 ft 3 in	16 ft 3 in	6 % reduction
Standard	8 ft 6 in	7 ft 8 in	9.8% reduction
Standard	18 ft	16 ft 3 in	9.8% reduction

Minor Modification Analysis

This approval is determined pursuant to Section 17.560.025 of the Zoning Code allowing the Director to administratively approve minor changes to a project provided certain criteria can be met, as detailed in Attachment No. 1. In addition, this approval is subject to Conditions of Approval also included in Attachment No. 1.

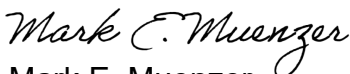
Environmental Determination

An Environmental Impact Report was completed for the development project. The proposed revisions do not require additional analysis and all mitigation measures apply.

Decision

Based upon the required criteria and the authority set forth in CCMC 17.560.025 I have determined the proposed change is minor and have administratively approved the minor modification. If you have any questions, please contact Jeff Anderson, Contract Planner, at jeff.anderson@culvercity.org.

Approved by:



Mark E. Muenzer
Planning and Development Director

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Attachment:

1. CCMC Section 17.560.025 Criteria Analysis and Conditions of Approval.
2. Applicant Letter of Justification submitted September 5, 2023

ATTACHMENT NO. 1

Temporary Use Permit Findings for Extended Construction Hours

Crossings Campus – 8833 National Boulevard

Case No. P2023-0070-CUP/M

Zoning Code Minor Modification Criteria

Per CCMC Section 17.560.025, the Planning and Development Director may administratively approve changes to an approved Comprehensive Plan. The following are the required criteria and analysis.

1. The proposed changes are consistent with the intent of the approved Comprehensive Plan

The subject building will remain as originally sited in the comprehensive plan. The proposed revisions include minor changes to the building floor area, the number of parking spaces (including tandem spaces and compact spaces), the number of EV spaces (including full, capable, and ready) and parking space dimensions. The changes will not increase the size of the overall development and they will not locate any structures closer to surrounding sensitive uses, such as residences, schools, and religious facilities.

2. The proposed changes will not adversely impact the environment

The proposed modification is considered exempt from CEQA per Section 15301, Class 1 – Existing Facilities, as the proposed revisions to the building floor area, number of parking spaces (including tandem spaces and compact spaces), the number of EV spaces (including full, capable, and ready) will not expand the size of the approved development. The changes are consistent with the Comprehensive Plan as the reduced number of parking spaces reflects compliance with parking requirements for the reduced building square footage.

3. The proposed changes will not be detrimental to the surrounding uses

The subject office building will remain as originally sited on the approved comprehensive plan. Proposed revisions are limited to and only include:

- The reduction of building floor area,
- The reduction of the number of parking spaces,
- The increase in the number of tandem parking spaces,
- The increase in the number of compact parking spaces,
- The decrease in the number of EV full parking spaces,
- The decrease in the number of EV capable parking spaces,
- The decrease in the number of EV ready parking spaces,

- The reduction in some parking space dimensions by less than 10% for some parking spaces.

Therefore, there will be no significant change to the project design.

4. The proposed changes will not significantly increase traffic levels on existing streets and thoroughfares within and surrounding the development

The original Comprehensive Plan was approved through an environmental impact report (EIR) with an accompanying mitigation monitoring plan (MMP). The proposed modification only allows minor revisions and will not change the basis on which the EIR and MMP were prepared and certified.

The proposed modifications to the Comprehensive Plan would remain consistent with the original findings made by the Planning Commission and the City Council. The original design and siting of the creative office building and parking structure will not be modified, therefore still compliant with the Zoning Code and General Plan regulations and policies that were in place at the time. The proposed changes are not detrimental to the surrounding uses as they are consistent with parking requirements and reflect less parking capacity.

5. Any proposed change, which requires exception from standard ordinance requirements, is warranted by the design and amenities incorporated into the approved Comprehensive Plan.

The proposed changes are due to construction design, the width of the parcel is too narrow to efficiently fit the city required parking amount if the parking spaces are not reduced in size slightly. Without the reduction the result would be additional excavation and materials to achieve the required parking. The design has evolved to create space for required infrastructure but still complies with the Comprehensive Plan.

Conditions of Approval of CUP Minor Modification:

1. The project shall be in conformance with all the revisions included in this minor modification.
2. The project shall comply with all conditions of approval per P2022-0144-CP/ZMA, and mitigation measures of the Final EIR, P2021-0272-EIR, except as amended by this approval.

ATTACHMENT NO. 2

Morgan E. Bell
Development Manager

Trammell Crow Company Development
and Investment Greater Los Angeles

Trammell Crow Company

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September 5, 2023

Jeff Anderson
Culver City Current Planning Division
9770 Culver Blvd
Culver City, CA 90232

RE: MINOR MODIFICATION TO THE CROSSINGS CAMPUS BOULEVARD COMPREHENSIVE PLAN

Dear Jeff:

Please see below for justification for each request of the Minor Modification

Request

1. Changing the size of the building floor area from 167,000 sf to 162,794 sf.
 - *At the time of the draft of the Comprehensive Plan, the intent was to provide a limit to the proposed square footage of the building not to exceed. Since 2022, the project has been refined to 162,794 sf.*
2. Revise the number of parking spaces providing from 478 parking spaces to 466 parking spaces, complying with a parking requirement of 1:350 for 162,794 sf.
 - *This reduction in proposed parking is based on the reduced building square footage.*
3. Revise the number of tandem spaces from 218 parking spaces to 278 parking spaces.
 - *The increase in tandem spaces is due to an increase in space required for ancillary uses such as So Cal Edison transformer room and capture and use tanks for LID. This has resulted in some reconfiguration in parking plan.*
4. Revise the number of compact spaces from 65 parking spaces to 115 parking spaces.

ATTACHMENT NO. 2

- *The increase in compact spaces is due to an increase in space required for ancillary uses such as So Cal Edison transformer room and capture and use tanks for LID. This has resulted in some reconfiguration in parking plan.*
5. Revise the number of full EV spaces from 48 parking spaces to 47 parking spaces.
 - *This is revised to be in line with requirements for smaller building square footage*
 6. Revise the number of capable EV spaces from 96 parking spaces to 94 parking spaces.
 - *This is revised to be in line with requirements for smaller building square footage*
 7. Revise the number of EV ready spaces from 48 parking spaces to 47 parking spaces.
 - *This is revised to be in line with requirements for smaller building square footage*
 8. Request to reduce the parking space dimensions by no more than 10%.
 - *As allowed by administrative modification, because of the width of the parcel is too narrow to efficiently fit the city required parking amount if the parking spaces not reduced in sized slightly. Without the reduction as shown in the plans, it would result in additional excavation and materials to achieve the city required parking amount.*
 - *In addition, industry standard 30'x30' columns grids for office use do not allow for the typically city required 9'-0" wide tandem spaces along with the city required 10" offsets from columns. Without reduced parking spaces sizes, as shown in the plans, only 2 spaces could fit between column bays as opposed to 3, again resulting in additional excavation and materials to achieve the city required parking amount.*