

# **Culver City Redevelopment Agency**

**DESIGN FOR DEVELOPMENT  
FOR  
JEFFERSON BOULEVARD INDUSTRIAL AREA**

**Adopted  
February 6, 2006**

---

| <b>Table of Contents</b>   | <b>Page #</b> |
|--|---------------|
| <b><u>I. Purpose and Intent</u></b>  | <b>2</b>      |
| A. <u>General Objectives</u>   | 2             |
| B. <u>Special Controls</u>   | 3             |
| C. <u>Definitions</u>  | 3             |
| <b><u>II. Site Description</u></b>   | <b>4</b>      |
| <b><u>III. Permitted and Prohibited Uses</u></b>                                 | <b>4</b>      |
| A. <u>General Provisions</u>   | 4             |
| B. <u>Encouraged Uses</u>  | 8             |
| C. <u>Prohibited Uses</u>  | 9             |
| D. <u>Sewage and Wastewater</u>  | 10            |
| E. <u>Significant Environmental Impacts</u>                                      | 11            |
| <b><u>IV. Development Standards</u></b>  | <b>11</b>     |
| A. <u>Building Height and Development Setbacks</u>                               | 11            |
| B. <u>Public Open Space</u>  | 11            |
| C. <u>Landscaping</u>  | 11            |
| D. <u>Equipment Screening</u>  | 12            |
| E. <u>Architectural Design</u>   | 12            |
| F. <u>Lighting</u>   | 13            |
| G. <u>Sound Attenuation</u>  | 14            |
| H. <u>Motor Vehicle Air Quality Management</u>                                   | 14            |
| I. <u>Public Art</u>   | 14            |
| J. <u>Parking</u>  | 14            |
| K. <u>Security Features</u>  | 15            |
| <b><u>V. Access and Circulation</u></b>  | <b>15</b>     |
| A. <u>Pedestrian Access</u>  | 15            |
| B. <u>Bicycle Access</u>   | 16            |
| C. <u>Vehicular Access</u>   | 16            |
| D. <u>Traffic Mitigation Measures</u>  | 16            |
| E. <u>Public Right of Way Improvements</u>                                       | 17            |
| <b><u>VI. Fire Safety</u></b>  | <b>17</b>     |
| <b><u>VII. Plan Review Procedures</u></b>  | <b>18</b>     |
| A. <u>New Construction</u>   | 18            |
| B. <u>Rehabilitation</u>   | 18            |
| <b><u>VIII. Environmental Review</u></b>   | <b>19</b>     |
| <b><u>IX. Responsibility for Securing Permits and Paying Applicable Fees</u></b> | <b>19</b>     |
| <u>Exhibit A: Map of DFD Area</u>  | 20            |

## **DESIGN FOR DEVELOPMENT JEFFERSON BOULEVARD INDUSTRIAL AREA**

### **I. Purpose and Intent**

The Culver City Redevelopment Agency (Agency) desires development of the Jefferson Boulevard Industrial Area (as shown in Exhibit A) to be of the highest quality and comprised of the best possible uses. The Agency encourages the introduction and growth of creative technology, office and clean industrial uses while facilitating the development of neighborhood serving uses.

The purpose of this Design for Development (DFD) is to provide guidelines for the future development of the area. This DFD is intended to set development and design controls necessary for the development or redevelopment of the "Jefferson Boulevard Industrial Area". In an effort to promote development that is appropriate to the area, the DFD encourages certain uses and prohibits others.

This DFD supplements, augments, and focuses the goals, policies and objectives of the various Planning and Redevelopment documents affecting this area. However, these standards are not inclusive of all applicable City procedures, provisions, regulations and requirements that may apply to the development of the area.

#### **A. General Objectives**

The Agency wishes to encourage development concepts that will:

1. Guide appropriate reuse of existing development while facilitating the creation of successful, viable and high quality new development;
2. Expand Culver City's economic base by attracting businesses and creating new employment opportunities;
3. Provide regional, local and neighborhood access to and from the DFD area without negatively impacting community character;
4. Protect and enhance community assets by guiding appropriate uses adjacent to existing businesses and residential neighborhoods; and
5. Establish development standards so that residential neighborhoods and businesses adjacent to and within the DFD area are not adversely affected by improvements and/or developments; and
6. Provide services and amenities to employees working in the area.

#### **B. Special Controls**

Consistent with the purposes of this DFD and pursuant to the authority of the Agency under Section 363 and 422 of the Redevelopment Plan for the Culver City Redevelopment Project, Component Area Nos. 3 and 4, the Agency hereby establishes the following controls and restrictions for development of the Jefferson Boulevard Industrial Area, which are in addition to applicable General Plan requirements and guidelines, Zoning and Building Codes, and other requirements of the Culver City Municipal Code (CCMC).

C. Definitions

For the purposes of this DFD, the following definitions shall apply: (For all other definitions in this DFD, refer to the definitions listed in Section 17.700 of the CCMC.)

1. Approving Authority: The entitlement process or ministerial action will determine the approving authority. For example, if a business tax certificate was processed by the Planning Division for a use not indicated in the DFD, the planner would be required to determine if the proposed business is a compatible use. For a discretionary project, the Agency would be required to make that determination.
2. Development: The physical alteration of any parcel or area of land, including buildings, structures, grading and other related changes by any private person or entity and/or by any public body or agency. (Applies to both public and private construction and development.)
3. Green Building Standards: Also known as LEED standards (Leadership in Energy and Environmental Design), Green Building standards encourage design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and their occupants via: 1) sustainable site planning; 2) safeguarding water and water efficiency; 3) energy efficiency and renewable energy; 4) conservation materials and resources; 5) indoor environmental quality; 5) innovation and design.
4. Neighborhood Serving Uses: Uses that are intended to serve the needs of adjacent residential neighborhoods and nearby businesses, such as cafes, coffee shops, markets, stationary stores, copy services and retail stores.
5. Pedestrian Friendly: A development style that promotes pedestrian interaction by emphasizing connectivity through

walking and biking paths as well as visually interesting buildings, designs, and amenities.

6. Short-Term Parking: Shall be defined as not more than one hour.

## **II. Site Description**

The Jefferson Boulevard Industrial Area DFD is within Component Areas Nos. 3 and 4 and generally includes the area along both sides of Jefferson Boulevard (see Exhibit A). This area is bounded on the northwest by Ballona Creek, on the northeast by the City's Fire Department Drill Yard, on the southeast by the City limits, and on the southwest by Raintree Residential Complex. Culver City Park is outside of the Redevelopment Project Area and thus outside the DFD area.

As of today, existing uses in the DFD area include various warehousing and manufacturing uses, office uses, vacant industrial buildings, vacant land (10100 Jefferson Boulevard), public storage facility, an ecological institution, National Public Radio's west coast production office, architect offices, contractor businesses and a book distributor. The 10100 Jefferson Boulevard parcel (approximately 13 acres) is located in the DFD area and represents one of the largest vacant industrial-zoned parcels in the City.

This area is adjacent to single and multi-family residential and industrial uses. The development within the DFD area is intended to be compatible with and sensitive to the residential neighborhoods, as well as the existing industrial businesses.

## **III. Permitted and Prohibited Uses**

### **A. General Provisions**

Uses permitted in the DFD area shall be compatible with the General Plan, the Redevelopment Plan and the Zoning Code.

#### ***1. General Plan***

The General Plan designates the area west of Duquesne Avenue as **Industrial** (southeasterly of Jefferson Blvd.) and **Light Industrial** (northwesterly of Jefferson Blvd.). The DFD area east of Duquesne Avenue (both south and north of Jefferson Blvd.) is designated as **Industrial**.

The Industrial designations are established to strengthen and protect successful existing uses while encouraging desirable and

creative new developments. The industrial subcategories are designed and intended to address appropriate limits of industrial, commercial, studio and studio supporting activities, as well as access, parking, and aesthetic standards. Industrial and commercial uses can coexist when specific uses and design characteristics are analyzed for compatibility.

Maximum building intensity, specific types of use, and development standards shall be controlled by applicable provisions of the General Plan and Zoning Code.

**Light Industrial.** This designation allows a limited variety of light manufacturing and industrial uses that can be contained within wholly enclosed structures. Commercial uses are also allowed. It is designed and intended to protect adjacent residential areas while allowing clean, quiet industry, and commercial office uses. Residential uses are prohibited.

**Industrial.** This designation allows a variety of manufacturing and industrial uses, but precludes heavy industry. Outdoor activities would be limited to those that conform to standards for noise and odors as identified by the Noise Element and air quality guidelines. Commercial uses, particularly those that support or service daytime industrial employees, also would be allowed. Residential uses are prohibited. This designation is designed and intended to support and encourage industrial businesses as a valuable component of the City's economic base.

The DFD area east of Duquesne and south of Jefferson Boulevard is also within the area of the Baldwin Hills/Blair Hills Focused Special Studies Area.

The following policies of the General Plan guide the DFD for the Jefferson Boulevard Industrial Area and are especially pertinent to this particular area. The DFD is based on the General Plan as it currently exists or as amended in the future.

a) Land Use Element

- i. **Policy 5.A** Support and strengthen certain existing industrial areas by limiting commercial and residential uses according to established guidelines.

- ii. **Policy 5.H** Encourage and support entertainment and media businesses by promoting Culver City's image as "Heart of the Screenland".
- iii. **Policy 6.G** Encourage the introduction of neighborhood-serving commercial and retail uses that serve the needs of nearby residential neighborhoods lacking such services.
- iv. **Policy 9.B** Continue to allow studio and studio-related uses in areas designated for certain commercial and industrial uses.

b) Circulation Element

- i. **Policy 1.G** Reduce access points and curb cuts on arterials through cross-access agreements between adjacent properties or lot consolidation incentives and requirements.
- ii. **Policy 3.G** Encourage large business, commercial centers and industrial parks to include bike lockers, or other secure bicycle storage and related facilities, to support bicycle commuting by employees.
- iii. **Policy 4.C** Provide safe and attractive pedestrian walkways/sidewalks which link streets and parking areas to the entrances of major developments.
- iv. **Policy 6.D** Allow shared parking for adjacent uses, where appropriate.

c) Noise Element

- i. **Objective 1. Land Use Compatibility** Ensure the compatibility of adjacent land uses with regard to noise sources and receptors.
- ii. **Policy 1.D** Investigate the opportunity to construct barriers to mitigate sound emissions where necessary and feasible.
- iii. **Policy 3.F** Limit truck movements to those arterials designed to handle the traffic, and those located farther from noise sensitive areas.

d) Open Space Element

- i. **Policy 3.B** Develop standards for commercial center or industrial park developments to provide open space on-site that is visible to the public from the street; consistent with urban design standards established as part of a Citywide Streetscape Master Plan.
- ii. **Policy 5.A** Provide urban design amenities such as plazas, courtyards, and extended sidewalks as part of new developments to visually enhance public accessways in commercial areas.

2. *Redevelopment Plan for the Culver City Redevelopment Project.*

The DFD area falls within Redevelopment Project Component Area Nos. 3 and 4. The Redevelopment Plan land use designation is Industrial and is consistent with the General Plan.

Sections 256, 363, 409, and 422 of The Redevelopment Plan apply:

*Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Component Area. Such controls may not relax the requirements of the Culver City Planning and Zoning Ordinance, or any applicable specific plan.*

*No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of Real Property that is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Component Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Component Area. The Agency will not approve any plans that do not comply with this Plan.*

*All construction in the Component Area shall comply with and meet or exceed all applicable state and local laws in effect from*

*time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and the Planning and Zoning Ordinance of the City.*

**B. Encouraged Uses**

In order to promote clean industrial uses, office development, and supporting neighborhood services and amenities, the Agency encourages the following uses in the DFD area west of Duquesne Avenue:

- Broadcasting Offices and Studios.
- Business Support Services.
- Commercial uses, including General Retail Stores, that support or service nearby employees.
- Corporate Headquarters.
- Creative Technology Uses.
- Expansion of existing conforming Uses.
- Food and Retail Uses accessory to a primary use on a parcel.
- Institutional facilities of international or national or regional stature that support tourism, business development and the local economy.
- General Retail Stores.
- Light Manufacturing (with support warehousing) uses.
- Office development, especially office development that incorporates the following characteristics or features to enhance the marketability of the project and to attract quality tenants:
  - a park-like, campus environment with abundant and well-landscaped parking;
  - large efficient floor plates to accommodate corporate clients/tenants;
  - convenient on-site retail and service uses and amenities (common meeting spaces for the tenants, convenient ancillary retail/services to support on-site employees and other employees in the area, such as a cafeteria or restaurant, deli, sundries, etc.) to enhance the quality of the project.
- Media Production (without Backlots/Outdoor Facilities).
- Medical Services – Offices/Clinics.
- Offices – Production.
- Research & Development.
- Restaurants – Counter Service and Table Service.

C. Prohibited Uses

1. Public and private projects shall not include any use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures. Within the DFD area, except with the approval of the City or Agency, there shall be no surface extraction of oil, gas, or other mineral substances, nor any ground opening or penetration for any purpose connected therewith within 500 feet of the surface.
2. The following uses are prohibited in the DFD area west of Duquesne Avenue:
  - Car Dealerships.
  - Car Washes.
  - Child Day Care Facilities, unless incidental to a company or business establishment. The facility must be situated on the site without conflicting with adjacencies and only children of employees may attend.
  - Construction, Storage or Maintenance Yards, including yards used for the servicing and maintenance of vehicles and equipment.
  - Mobile Home and Recreational sales.
  - Pawn Shops.
  - Recycling Facilities.
  - Residential Uses, except on previously undeveloped land (not including oil wells) that is zoned Planned Development with the approval of a Comprehensive Plan. Prior to the approval of a Comprehensive Plan, a General Plan Text Amendment allowing residential uses only on previously undeveloped Industrial designated land that is zoned Planned Development would also be required. Density shall be determined through the Comprehensive Plan and include a combination of detached single-family and multi-family housing. If the property has sufficient frontage as reasonably determined by the Agency, then a minimum of 5,000 square feet of commercial space along Jefferson Boulevard shall be provided.
  - Schools or Education Institutions for grades K-12.
  - Second-Hand Stores.
  - Vehicle Circulation or Distribution Centers.
  - Vehicle Fueling Station without Vehicle Repair or Service.
  - Vehicle Repair or Service Facilities.
  - Vehicle Storage Lots.
  - Vehicle Towing Services with or without Impounding.
  - Warehouse Retail Stores.

3. The following restrictions apply to all uses in the DFD area:

- For restaurants and general retail stores exceeding 10,000 square feet (gross floor area), the approving authority is required to approve the proposed use.
- Each building and all machinery and equipment shall be so constructed, installed, and maintained, and the activity conducted either inside or outside of each building, shall be such that all noises, vibration, dust, odor, and other objectionable factors shall not disrupt any residents and businesses located in the vicinity of the site as reasonably determined by the approving authority.
- Commercial, office and industrial condominiums shall not be subdivided to create parcel/open space less than 10,000 square feet in area.
- For new uses locating to the DFD area, the approving authority must reasonably determine that the use is compatible and appropriate with existing residents and businesses located in the vicinity of the site.
- All new developments by any private or public entity must be approved by the Agency.

4. Non-Conforming Uses:

- Non-conforming existing uses may remain, unless they have been abandoned or discontinued for a period of one year or more.
- The approving authority may administratively allow a non-conforming existing use to expand if the expansion does not conflict with the objectives of this DFD.
- Any use operated by the City of Culver City shall be allowed to operate and/or expand operation within the DFD area. City operated facilities shall to the extent practical comply with the basic guidelines of this DFD.

D. Sewage and Wastewater

Any use which does not comply with CCMC Section 5.02. (Sewers) or is determined by the Public Works Director/City Engineer to have a wastewater discharge which will adversely affect the City's sewerage system or generate wastewater with an unacceptable effluent quality shall not be permitted.

Any development within this DFD area shall meter their sewage if the existing sewage does not already pass through a City meter. This requirement may be waived by the Public Works Director/City Engineer if applicable.

**E. Significant Environmental Impacts**

All public and private developments within the DFD area determined by the Agency to cause significant unmitigated environmental impacts shall only be permitted to the extent such development is the subject of a statement of overriding considerations made or approved by the Agency consistent with the procedures provided by applicable law for the approval of statements of overriding considerations.

**IV. Development Standards**

In addition to requirements set forth in Sections V-VII (below), the following development standards shall apply to all public and private improvements and/or development in the Jefferson Boulevard Industrial Area DFD.

**A. Building Height and Development Setbacks**

Structures in the DFD area shall be built to appropriate heights, subject to applicable requirements of the City Zoning ordinance.

As used herein, "height" shall be defined as in the Zoning Chapter of the CCMC.

Building and development setbacks shall be subject to the applicable setback requirements of the City Zoning ordinance.

**B. Public Open Space**

Ballona Creek bounds the northwest portion of the DFD area and has been established as a primary element of open space. Development adjacent to the Ballona Creek shall incorporate landscaping and Urban Open Space that is consistent and compatible with the open space features of Ballona Creek as approved by the City. As used herein, "Urban Open Space" shall mean all graded surfaces outside of building exterior wall lines that are open to the sky and not used for vehicular parking and circulation use.

**C. Landscaping**

Open spaces and areas adjacent to pedestrian activity centers shall be provided with amenities that reinforce pedestrian activities and alternative modes of travel. These include trees, shrubs, ground plantings, pedestrian furniture, pedestrian and traffic lighting, berms, walls, sound attenuation devices, and decorative and safety fencing. Landscaping shall provide detail at eye level and cater to the

pedestrian. All amenities shall be graffiti resistant to the extent possible.

To minimize light and/or glare impacts on nearby residential properties, appropriate landscaping is encouraged along the properties that border the south side of the Ballona Creek. Specific landscaping design shall be coordinated with the property owner and/or tenant to ensure visibility of the Ballona Creek when desired.

Landscaping shall be installed prior to the issuance by the City of any certificate of occupancy for any development.

#### D. Equipment Screening

##### 1. *Building-Mounted*

All mechanical or electrical support equipment including but not limited to motors, compressors and air conditioning or heating units, and all vents, shafts, duct work, pipes and similar equipment or devices on or projecting through the roof or exterior walls of a building shall be screened from view from adjoining properties and rights-of-way by the primary or integral architectural features or elements of the building. Where primary or integral features are impractical, secondary screening devices or enclosures may be used.

##### 2. *Ground-Located*

No mechanical or electrical equipment including but not limited to motors, compressors and transformers or any out-of-doors storage facility shall be located within a street-facing building setback area except within an underground vault. Elsewhere on the site all equipment, property and facilities shall be fully screened from view from adjoining properties and rights-of-way by solid walls with opaque gates and landscaping.

#### E. Architectural Design

##### 1. *General Parameters*

This DFD aims to create an architecture that will highlight and augment the more generalized architectural design standards of the "Manufacturing/Sales District" of the City's Design and Physical Development Plan or other citywide design standards that may be adopted in the future which are applicable to the development.

##### 2. *Jefferson Frontage Requirements*

Retail and restaurant uses that support or service nearby employees shall be visible or have signage visible from Jefferson Boulevard.

3. *Building Exteriors*

- a. Newly constructed buildings shall have exterior surfaces with primary or integral as opposed to secondary or applied architectural treatment and detailing.
- b. Existing buildings that are rehabilitated shall be done in such a way as to achieve a unifying design theme or motif.
- c. Each theme or motif as established in a. and b. above shall likewise be reflected in the exterior design treatment and detailing of all accessory structures or improvements, such as screening walls and signs.

4. *Building Siting and Window Placement*

Buildings shall be sited to minimize to the maximum possible extent any shade, shadow, light and/or glare impacts on nearby residential properties. Building windows shall be so located to reduce to the maximum extent possible any visual intrusion into residential properties.

5. *Signage*

Signage shall be subject to the applicable signage requirements of the City Zoning ordinance.

6. *Green Building Standards*

Green Building Standards are strongly encouraged and will be required, when and if the City adopts them into the Municipal Code.

F. Lighting

Lighting shall not adversely affect adjacent uses, especially nearby residential development. Lighting for all exterior building, grounds and accessory structures or improvements shall be designed, installed and maintained so as to be deflected down and away from adjoining properties and rights-of-way and screened from view.

Creative, energy efficient, low-maintenance lighting solutions shall be encouraged for private and public development.

G. Sound Attenuation

All uses within the DFD area shall comply with Culver City Municipal Code noise regulations (Chapter 9.07), and related standards of the General Plan Noise Element, which are hereby incorporated into this DFD. Pursuant to this DFD, public utilities or agencies operating under the authority of the Public Utilities Commission shall be subject to the provisions of the City's noise regulations and the noise standards of the General Plan Noise Element. All uses within the DFD area shall also comply to Section 9.07.055 of the CCMC regarding Amplified Sounds, which states that it shall be prohibited for any persons to operate a loud speaker or sound amplifying equipment for the purposes of transmitting messages, giving instructions or providing entertainment which is audible at a distance of fifty (50) feet or beyond the subject's property line without first filing an application and obtaining a permit as set forth in Chapter 9.07 Noise Regulations. ('65 Code, § 23-44.13).

Properties that border the creek shall be designed so that noise does not echo across the creek and disrupt nearby residential properties. Where necessary and feasible, construct barriers to mitigate sound emissions

H. Motor Vehicle Air Quality Management

All development shall incorporate features required by Culver City's adopted Transportation Demand and Trip Reduction Measures, CCMC Section 7.05.015.

I. Public Art

All private and public development activities shall comply with the requirements established in the City's Art in Public Places Ordinance.

J. Parking

1. *Design and Development*

Off-street parking may be provided on surface (subject to the specifications listed below in section V.C.4), in above-grade and/or subterranean facilities. It shall be designed to minimize impacts on the community. This can be accomplished by:

- Parking above or below grade is preferable and highly encouraged.
- Appropriately integrating parking, with the first floor facing development and active uses.

- Incorporating the parking with other development.
- Creating an attractive exterior which also screens parked vehicles.
- Ensuring efficient use of parking by creating safe as well as clear and simple access.

Parking in the DFD area shall be sufficient as to eliminate any spillover parking into local neighborhoods and meet or exceed all City and Agency standards.

2. *Requirements*

All off-street parking shall be designed and constructed in accordance with City and Agency adopted standards, including the Revised Comprehensive Standard Conditions of Approval for Site Plan Reviews and other discretionary Planning and Zoning applications.

3. *Parking Structures*

Off-street parking may be provided by subterranean, or above grade parking structures. At least one level of any such structure shall be designed with floor heights to accommodate access routes to handicap and high occupancy vehicles (vanpools) as required by State law.

K. Security Features

Security requirements shall be achieved with minimal visual impact. Barbed wire or razor ribbon security fencing shall not be permitted.

**V. Access and Circulation**

A. Pedestrian Access

1. All pedestrian access shall be in accordance with Title 24 standards for accessibility for special needs persons.
2. Parking lots shall be designed to provide on site, inter-connecting pedestrian-ways that conveniently and directly facilitate safe pedestrian passage between buildings, parking, and open space areas.
3. Development within the DFD area shall incorporate appropriate pedestrian access in their designs. Consideration of pedestrian travel paths shall be paramount, even if the parking facility is not located within the DFD area.

4. Development shall be designed to protect and preserve the safety of pedestrians in the area.

B. Bicycle Access

1. The DFD area shall be a hospitable environment for bicyclists who are passing through and visiting the area.
2. Measures to improve connectivity and promote linkages shall be used by applying Caltrans and METRO bicycle design standards.

C. Vehicular Access

1. The number of driveways on all street frontages shall be kept to a minimum. The number, locations and width of driveways shall be subject to approval by the Public Works Director/City Engineer.
2. Loading, service and emergency vehicle facilities and accesses are encouraged to be distinct from general vehicular parking facilities and accessways.
3. Parking lots shall be designed so that a vehicle within a facility shall not have to enter a street to move from one location to any other location within the same parking facility.
4. Parking lots shall be located to the rear or underneath buildings. Notwithstanding, short-term parking may be located between the front property line and the primary building storefront/entry provided that the Public Works Director and Community Development Director approve such short-term parking in front, subject to the following determinations:
  - a) It will not create a negative impact on pedestrian and/or vehicle circulation;
  - b) It is appropriate to the uses on the site; and
  - c) It is designed to minimize any aesthetic impacts.

D. Traffic Mitigation Measures

Development of the Jefferson Boulevard Industrial Area pursuant to this DFD may result in additional traffic utilizing the local streets in the immediate area and adjacent arterial streets. In conjunction with submittal of plans for Site Plan Review or other City permits, an applicant may be required to submit a circulation, parking and/or traffic impact analysis based on the City's *Criteria for Requiring Traffic Impact Studies for Proposed Developments*. As a result of any such traffic impact analysis,

specific traffic mitigation measures may be imposed on new construction and rehabilitation and reuse of existing buildings in the DFD Area during the plan review and approval process. The requirement for traffic mitigation measures does not replace or reduce the payment to the City of the New Development Impact Fund Fee pursuant to City Council Resolution No. 83-R115, Chapter 33 H or Sections 15.06.010 – 15.06.055 of the CCMC, unless (as stated in the ordinance) the developer enters into a Development Agreement with the City and/or Agency.

**E. Public Right of Way Improvements**

All development proposals are subject to requirements for public right-of-way dedication, improvements for street and alley widening and/or reconfiguration, and/or other improvements that may reasonably be required by the Public Works Director/City Engineer with the development plans submitted. Any such street, alley, or sidewalk improvements shall be consistent with current City standards, the *Street Level Use Design Standards*, and any specific street improvement plans approved by the City and Agency and subject to the approval of the Public Works Director/City Engineer. Such improvements include, but are not limited to, sidewalks, street furniture, streetlights, street trees, alleys, parkway plantings, landscaped medians and bus shelters.

All proposals by any person or agency for construction or development within the DFD Area shall be subject to plan review, permit approval procedures, and environmental review as referred to in this DFD.

West Los Angeles College is planning to construct a street through the DFD area to provide vehicular access to Jefferson Boulevard. It is anticipated that this new street will intersect Jefferson Boulevard to align with the existing Leahy Street and that the lower portion of the road will be open to the public. The road should be substantially constructed per the Final Environmental Impact Report dated December 2004. Any future developer of an area surrounding the proposed access-way shall work in conjunction with West LA College to operate the road jointly for access to both new development and the college.

All proposals for public right of way improvements, including new streets, are subject to the approval of the City Public Works Director and the Agency.

**VI. Fire Safety**

Access shall be provided for Fire Department emergency vehicles and equipment to all structures and facilities subject to the approval of the Fire

Marshal. Standard pre-fire floor plans as required by the Fire Marshal shall be submitted and approved prior to the issuance of any certificate of occupancy. Automatic sprinkler, alarm, smoke detector and/or other suppression systems may be required. Modification to water supply systems serving the area and/or site(s) may be required for new developments or rehabilitation projects in order to ensure sufficient water supply for appropriate fire protection as determined by the Fire Marshal.

## **VII. Plan Review Procedures**

In the conceptual phase of planning a public or private project, early discussion with City Planning Division and Agency staffs is required to review the scope of the project and to clarify the City and Agency requirements, as applicable. Plans that have been prepared without having been previously discussed with City and Agency staffs before beginning design work may be subject to rejection.

Once plans for public and/or private developments are prepared by any person or agency, including any public agency, they shall be processed through the standard City and Agency review processes initiated with the City Planning Division, as applicable.

Such plans may be required to include a plot plan, parking plan, drainage plans, landscaping plans, floor plans, roof plans, pre-fire plans, sign plans and four-sided elevations for all proposed improvements. The development of sites and all public and private areas within the DFD Area shall only be carried out according to plans and drawings approved by the City, as applicable, and Agency in accordance with provisions of the Redevelopment Plan and any conditions of approval imposed in connection with such review(s).

### **A. New Construction**

Plans for all new construction and/or additions to existing buildings and facilities proposed by any person or agency, including any public agency, shall require City and Agency review to ensure appropriate compliance with applicable City and Agency requirements, including the provisions of this DFD. This review process may be accomplished by City and Agency staff or it may include formal review by the Planning Commission, City Council and the Agency.

### **B. Rehabilitation**

Plans for rehabilitation of existing buildings generally require administrative City review and approval prior to issuance of required building permits. This City review process incorporates Agency staff review of proposed plans to ensure compliance with the provisions of this DFD.

In each case, the Agency's Assistant Executive Director has the authority to modify any standards of this DFD if the modification substantially achieves the intent of this DFD.

When appropriate, notice to surrounding properties, community outreach, and opportunities for early public participation in the design and development process may be required and are always encouraged.

### **VIII. Environmental Review**

Development of buildings, structures, and public and private facilities within the DFD Area shall be subject to specific environmental review as part of the applicable City and Agency review procedures. Such environmental review may include, but is not limited to, the following:

1. Completion of the City's Preliminary Environmental Information;
2. Traffic, circulation, and/or parking impact study for any development proposal as may be required by the City's *Criteria for Requiring Traffic Impact Studies for Proposed Developments*;
3. A soils investigation report to be filed with the Agency by the applicant identifying the status of soil contamination or other hazardous materials; or
4. Hydrology study detailing the impacts/compliance with the City's NPDES Phase II permit; or
5. Any additional review including a full environmental impact report or negative declaration.

Cost for any such environmental review, consultants, and contract administration (if required) shall be paid by the property owner or developer.

### **IX. Responsibility for Securing Permits and Paying Applicable Fees**

Nothing contained in this DFD or in subsequent agreements shall be construed in any way to exempt the developer, person or agency proposing the public or private development or facility (or his/her assignee, buyer, transferee, conveyee or lessee) from securing all permits and paying all fees required of developers of private property within the City of Culver City.

**Exhibit A**

**SITE MAP**  
**DESIGN FOR DEVELOPMENT**  
**JEFFERSON BOULEVARD INDUSTRIAL ARE**

