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PLANNING AND DEVELOPMENT DEPT.  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

September 13, 2024

Paul Klukas  
Planning Systems  
1530 Faraday Ave. #100  
Carlsbad, CA, 92008

**NOTICE OF DECISION: K1 Speed Indoor Karting Facility – ADMINISTRATIVE USE PERMIT, P2024-0161-AUP**, at 3960-3962 Landmark Street in the Industrial General (IG) Zone

Dear Paul Klukas:

The Current Planning Division has approved your Administrative Use Permit, P2024-0161-AUP, to operate an indoor karting facility at an existing industrial building. The approval is subject to the outlined conditions in Attachment No. 1.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final.

For any inquiries, please contact Narek Mkrtoumian, Planning Technician, at (310) 253-5714 or [narek.mkrtoumian@culvercity.org](mailto:narek.mkrtoumian@culvercity.org).

Sincerely,

Mark E. Muenzer  
Planning and Development Director

Enclosures:

1. Attachment No. 1 – Analysis and Conditions of Approval
2. Site Plan

Copy: Timothy Koutsouros, Building Official  
Dave Montgomery, Fire Prevention Specialist  
Daniel Nembhard, Fire Inspector  
Sammy Romo, Senior Civil Engineer  
Marian Aspnes, Enforcement Services Manager  
Troy Dunlap, Police Department  
Decision Letter Binder

**Attachment No. 1 - Criteria and Analysis for  
Administrative Use Permit and Conditions of Approval  
3960-3962 Landmark Street – K1 Speed  
AUP for Indoor Kart Racing Facility, P2024-0161-AUP**

## **Requirements**

Pursuant to Culver City Municipal Code (CCMC) Section 17.230.015 – Industrial District Land Uses and Permit Requirements, event centers require the review and approval of an Administrative Use Permit (AUP).

## **Project Description**

K1 Speed is proposing to repurpose a 34,049-square-foot industrial building on a 1.15-acre parcel into an indoor go-karting facility. The facility will include a racing track, reception area with concessions and gaming, paddock lounge, supercharging station, offices, employee break room, and storage. Minor interior renovations will be required.

The subject property, zoned Industrial General (IG), is situated on an industrial corridor centered around Landmark Street. This corridor features a diverse range of uses, including restaurants, retail, office, institutional, and other industrial facilities.

## **Analysis**

K1 Speed Inc. proposes converting an existing 34,049 sq ft building at 3960-3962 Landmark Street in Culver City (zoned IG - Industrial) into an indoor electric go-kart racing facility with an event center component. K1 Speed proposes to operate from 12:00 PM to 10:00 PM Monday through Thursday, 12:00 PM to 12:00 AM on Friday, 10:00 AM to 12:00 AM on Saturday, and 10:00 AM to 10:00 PM on Sunday.

The project will maintain the exterior appearance of the building and site, with only the addition of a business identification sign as permitted by the City. The proposed event center use will not negatively impact the character of the businesses in the area as it complements the existing recreational offerings of the surrounding area.

## **Environmental Determination**

The proposed Project is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 – Existing Facilities because the project is proposing interior alterations to an existing industrial building with no additional square footage to be proposed.

## **Public Notification and Comments**

On August 26, 2024, notification of the pending administrative decision and an invitation to provide comment was sent to property owners and occupants within 500 feet of the Project Site. The public comment period closed on September 10, 2024. The City received no comments from the public regarding the subject project.

## **Findings:**

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

**A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit and complies with all applicable provision of this Title and CCMC.**

K1 Speed indoor karting event center use is allowed within the subject zoning district, IG (Industrial), with the approval of an Administrative Use Permit. This determination is made in accordance with all applicable provisions of the Culver City Municipal Code (CCMC). While the zoning district generally allows industrial uses, the specific nature of the proposed event center use is compatible with existing land uses.

**B. The proposed use is consistent with the General Plan and any applicable Specific Plan.**

The subject site is designated Industrial under the General Plan Land Use Element and aims to support and safeguard existing industrial uses while fostering innovative and desirable new developments. This project aligns with General Plan Land Use Objective 5 – Economic Diversity – by transforming an existing industrial building into an indoor karting facility. This creative reuse will enhance the business's ability to provide a distinctive service, contributing to Culver City's economic growth and addressing the needs of the community.

**C. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land use in the vicinity of the subject site.**

The design, location, size, and operating characteristics of the proposed K1 Speed indoor karting recreational use are compatible with the existing and future land uses in the vicinity of the subject site. The facility's design incorporates noise-reducing measures, its location in an industrial area is appropriate, its size is suitable for the intended use, and its proposed operating hours and activities are consistent with surrounding land uses. Therefore, the project is compatible with the existing and future development patterns in the area. The conditions of approval will ensure that the business operations will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

**D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities and the absence of physical constraints.**

The subject business is physically suitable for the proposed K1 Speed indoor karting event center use. The site is accessible from a major arterial roadway, Washington Boulevard, and is compatible with surrounding industrial land uses, has adequate dimensions and configuration, and has access to necessary utilities. There are no significant physical constraints that would hinder the development of the facility. Therefore, the site is well-suited to accommodate the proposed use.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.**

The establishment of an indoor karting facility will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the

surrounding commercial and residential zoning districts since the operations are fully indoors in an existing industrial building and not within close proximity to any residential areas.

### **Conditions of Approval**

1. The applicant is required to submit a Building Permit Application along with four sets of plans to the Building Safety Division on the 2nd floor of Culver City Hall (9770 Culver Blvd. Culver City, CA 90232). Separate permits are mandatory for Mechanical, Electrical, and/or Plumbing (MEP) work.
2. All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Environmental Programs and Operation Division’s exclusive franchise for services.
3. Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826, and 341, and SB1383 waste diversion goals and all City requirements.
4. Project is subject to provide trash enclosure(s). The standard minimum inside dimensions of the trash enclosure/trash room for three (3) bins are 10’ (depth) x 18’ (width) and shall be increased to an additional 60 square feet for each additional bin required with minimum inside depth of 10’ shall be maintained.
5. The trash enclosure/room shall be constructed with a 6”x6” concrete curb around the inside perimeter, 8’ concrete loading pad in front of the proposed trash enclosure/trash room, a 10’ minimum clear opening with gates for bin access, a separate pedestrian access door for tenant use, and a minimum of a 1 % grade to facilitate drainage. Additional grade may be necessary to include a floor drain that leads to the private sewer for maintenance purposes.
6. The project shall comply with all applicable CCMC Noise Regulations
7. The operator of the event center shall be responsible for requiring that there be no loitering on the site at any time and that all customers leave the site no later than 30 minutes after closing. Loitering that is caused by the establishment in the public right-of-way, parking area, and/or in front of adjacent properties shall be strictly and reasonably enforced by the operator.
8. No alcohol shall be allowed or permitted.
9. The land use permit to which these Conditions of Approval apply (the “Land Use Permit”) shall expire one year from the date of final approval of said Land Use Permit if the use has not been exercised. As provided in CCMC Section 17.595.030 – Time Limits and Extensions, an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.
10. The use and development of the property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state, and federal statutes, codes, standards, and regulations including, but not limited to, Building Safety Division, Fire Department, Current Planning Division, and Public Works Department requirements,

and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.

11. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project.”
12. Pursuant to CCMC Section 17.650.020 – Inspection, the Property Owner and Applicant shall allow authorized City Officials, or their designees, access to the property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.
13. Pursuant to CCMC Section 17.660 – Revocations and Modifications, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.
14. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation of this AUP as provided below:
  - a. Upon issuance of, and non-resolved, three violation citations within one year.
15. In the event of a change in tenancy of the event center use to a different event center, the operator of the new event center use shall submit a written notice of the change and the proposed floor plan to the Current Planning Division prior to issuance of any building permit, approval of any business tax certificate and/or occupancy. The Planning and Development Director or Designee shall review said written notice and floor plan and may require that a modification to this Administrative Use Permit be submitted and, upon review of the modification, may modify, add, or delete conditions contained herein to ensure that the findings contained herein can still be met.
16. By taking any benefit of this land use permit approval, the applicant and property owner hereby indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.
17. The project is subject to sewer facility charge.
18. A copy of this decision letter shall be always kept on the premises.

# Site Plan

## K1 SPEED

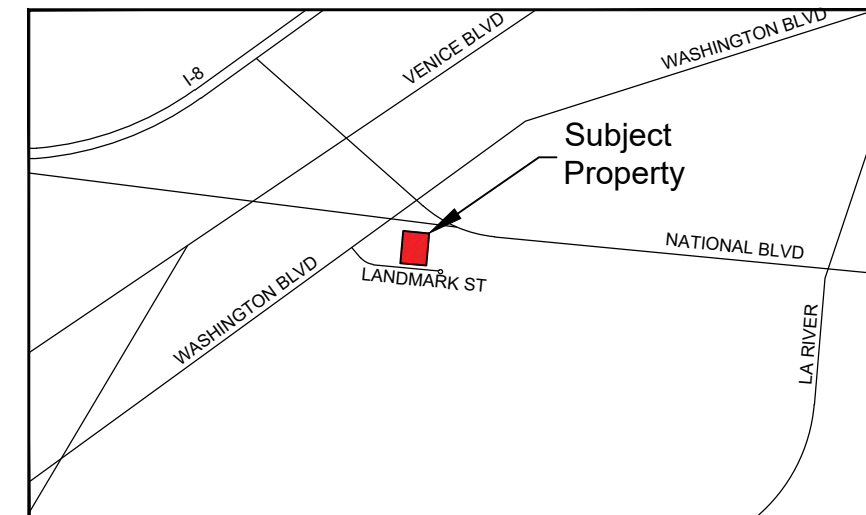
### Project Summary

Site Address: 3960 Landmark St. Culver City, CA 90232  
 County: Los Angeles County  
 Parcel Number: 4206013009  
 Zoning Code: IG - Industrial General  
 Gross Acreage: 1.15 Acres (49,871 sf)  
 K1 Speed Floor Area: 34,049 sf  
 Hours of operation: Mon. - Thurs (12:00 pm - 10:00 pm)  
 Friday (12:00 am - 12:00 am)  
 Saturday (10:00 am - 12:00 am)  
 Sunday (10:00 am - 10:00 pm)  
 Number of employees: 40-45  
 Provided parking spaces: 56

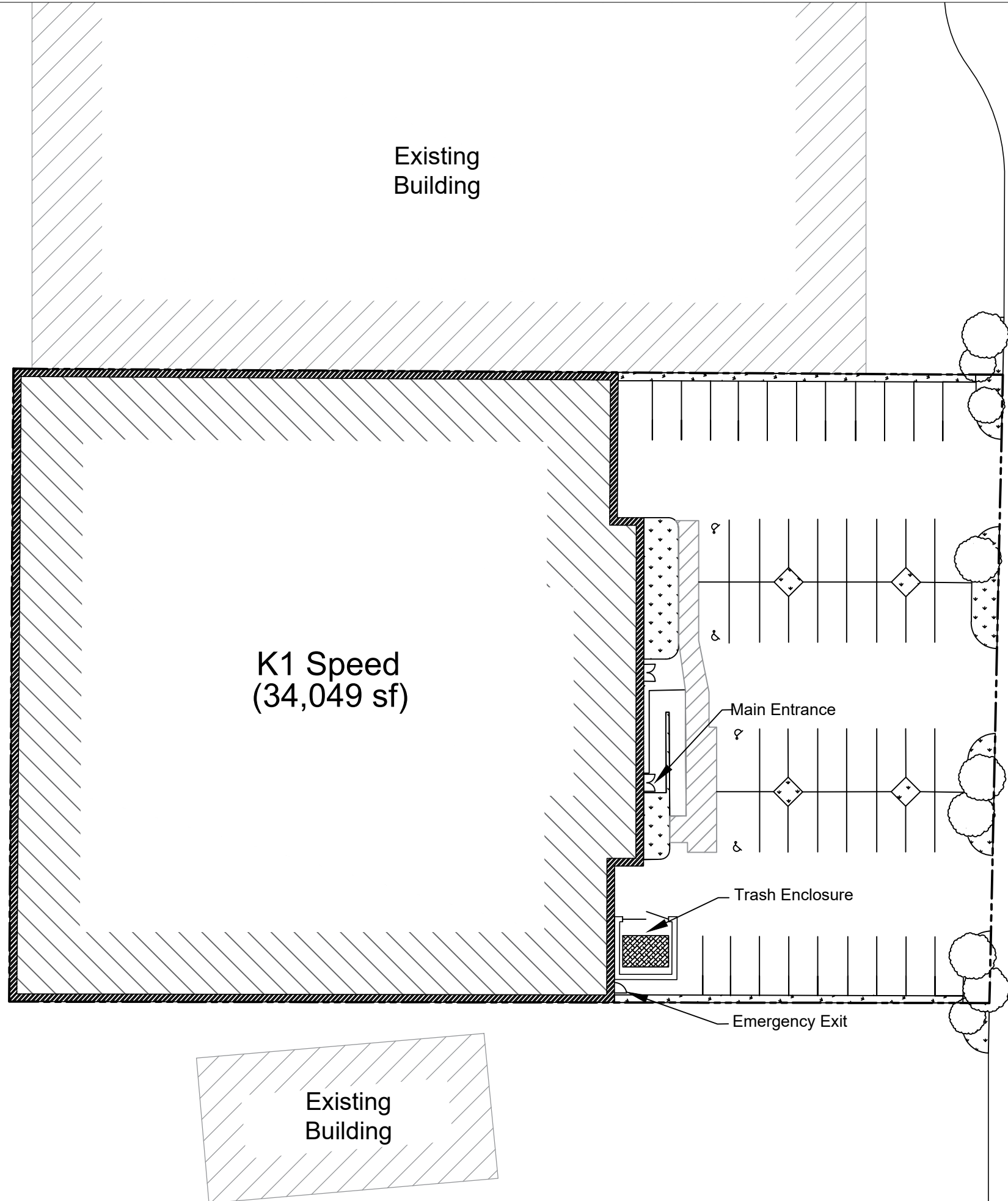
**NOTE:**

- Standard parking spaces are 9 ft. X 18 ft.,
- Emergency vehicle access from Landmark St.

### Vicinity Map



*\*Not to Scale*



LAND USE COASTAL PLANNING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL MITIGATION  
 PLANNING SYSTEMS

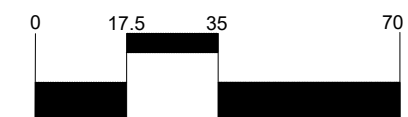
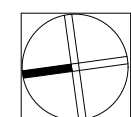


Site Plan

K1 Speed - Culver City, CA

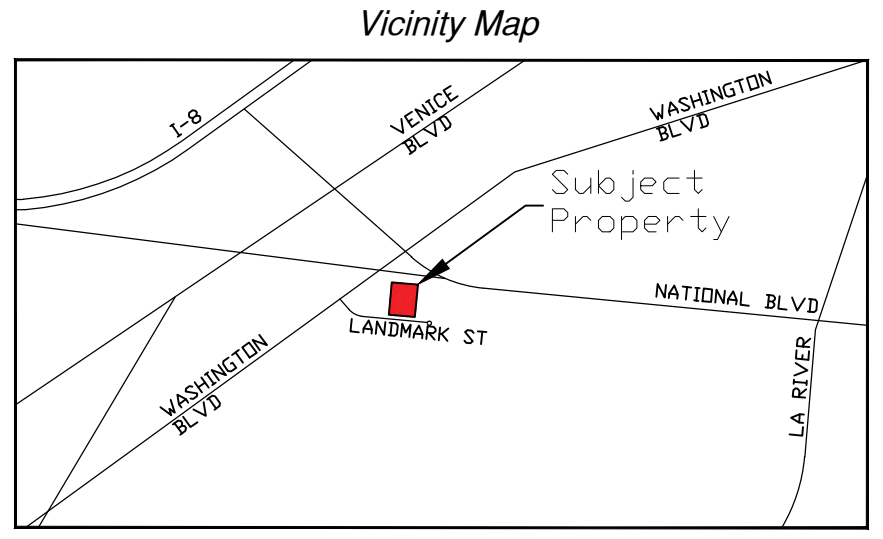
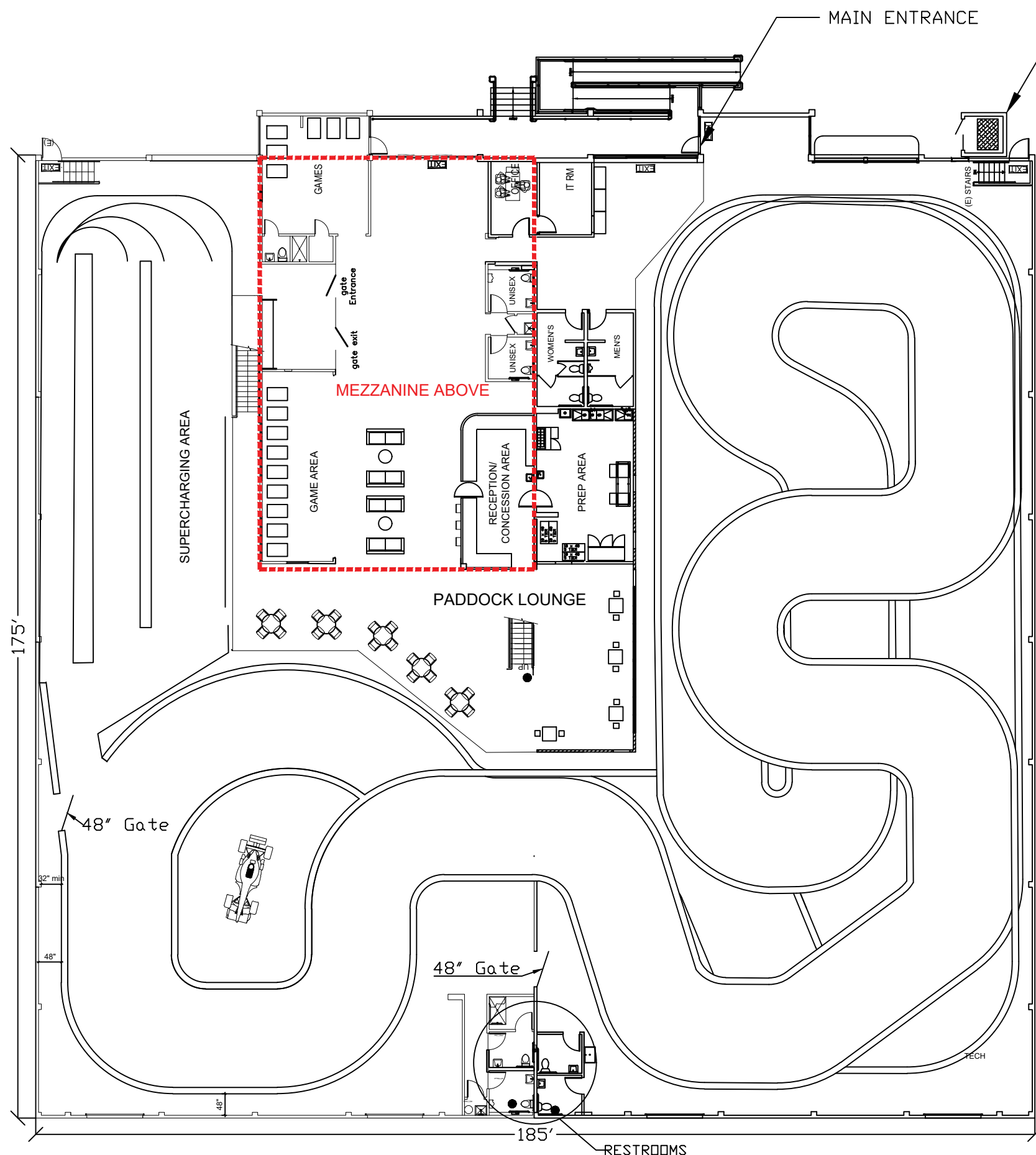
3960 Landmark St. Culver City, CA 90232

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 Sheet 1 of 1 Sheets

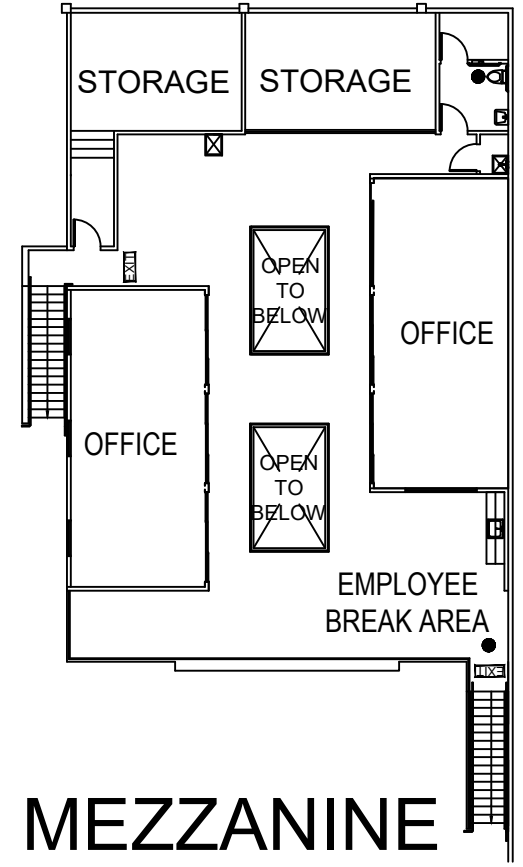


# Floor Plan

K1 SPEED

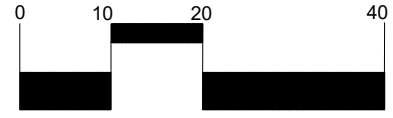
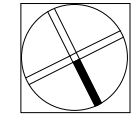


\*Not to Scale



## MEZZANINE

## 1ST FLOOR



LAND USE/COASTAL PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL MITIGATION

PLANNING SYSTEMS

1850 FARADAY AVENUE, SUITE 100, CARLSBAD, CA 92008  
(760) 931-0760 FAX (760) 931-8744



K1 Speed - Culver City, CA Site Plan

3960 Landmark St. Culver City, CA 90232

Date: 06/14/24  
Scale: 1"=20'  
Sheet 2 of 2 Sheets