



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, FEBRUARY 12, 2014
7:00 P.M.**

PUBLIC COMMENT

The Planning Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Planning Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commissioners, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commissioners.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chairperson for agenda items for which many Speaker Cards have been submitted.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chairperson will allow for same at the end of the agenda.

When the Secretary calls your name, please advance to the podium and state your name and city of residence. Speakers must limit their comments to five minutes. A three-minute limit may be declared by the Chairperson if there is a large number of individuals desiring to address the Commissioners.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSION MEMBERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Planning Commission Meeting is in session. Please turn all devices off or place on silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

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ALD

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AGENDA
Planning Commission
Wednesday, February 12, 2014
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Scott Wyant, Chair
Linda Smith-Frost, Vice Chair
Kevin Lachoff, Commissioner
Dana Amy Sayles, Commissioner
David VonCannon, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1.: Conditional Use Permit to allow a drive-through car wash as part of an existing Chevron gas station located at 11197 Washington Place. (Continued from December 11, 2013) Recommendation: Adopt Resolution approving the Conditional Use Permit

CONSENT CALENDAR *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

C-1 Approval of Minutes of December 11, 2013 and January 8, 2014.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2014

Date	Day	Time	Location
<i>City Council</i>			
February 24	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
March 5	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
March 11	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
March 4	Wednesday	7:00PM	Patacchia Room
<i>Planning Commission</i>			
February 26	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

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Planning Commission Agenda Item Report

Meeting Date: February 12, 2014		Item Number: PH-1	
AGENDA ITEM: Conditional Use Permit to allow a drive-through car wash as part of an existing Chevron gas station located at 11197 Washington Place.			
Contact Person/Dept.: Joshua Williams, Associate Planner		Phone Number: (310) 253-5706	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: On November 19, 2013, a notice was mailed to all the property owners and occupants within a 500-foot radius of the site and emailed to the Master Notification List and the Tellefson Park Neighborhood Association. At the Public Hearing on December 11, 2013, the Item was continued to the February 12, 2014 meeting.			
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Mitigated Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 4).
2. Approve Conditional Use Permit, CUP P-2013090, subject to the Conditions of Approval as stated in Resolution No. 2013-P007 (Attachment No. 2).

PROCEDURES:

1. Chair calls on staff for a staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the applicant the first opportunity to speak, followed by the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

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BACKGROUND:

At the December 11, 2013 Planning Commission meeting the Applicant requested a continuance in order to study certain issues related to noise and the car wash operating hours. Staff had recommended operating hours from 7 AM to 7 PM (a three hour reduction) in response to a request from the Tellefson Park Neighborhood Association to minimize noise and nuisance. Further, the applicant wanted to respond to staff concerns that the car wash outdoor vacuuming system would create noise problems for the adjacent residential area and the Planning Commission's concerns about the proximity of a driveway to the Sepulveda Boulevard intersection.

Analysis of the above issues are provided below

Request

The subject Conditional Use Permit (CUP) application was submitted on June 18, 2013 by the applicant, Travis Companies (representing the property owner Ben Pouldar), requesting approval for the conversion of an existing building, presently occupied by a mini-mart and vehicle maintenance and repair service bays, into a drive-through car wash.

Existing Conditions

The project site is located at 11197 Washington Place and is currently developed with a Chevron gas station, which includes six fueling stations under a canopy structure, and a stand-alone building housing service bays for auto-maintenance and repair and a mini-mart. The site includes a trash enclosure along the northern property line close to Sepulveda Boulevard. The project site is comprised of four lots totaling approximately 20,891 square feet (0.48 acres) in area, and is located at the northeast corner of Sepulveda Boulevard and Washington Place (see Area Map - Attachment No. 1). The site is zoned Commercial General (CG).

The project site abuts a small commercial shopping strip center to the north, and a vehicle repair use to the west. In addition, the project is located across a 20-foot wide alley from single-family and multi-family residential uses on Piggott Drive, in the Residential Medium Density (RMD) zone. In the immediate vicinity, the project site is adjacent to a mix of commercial uses along Sepulveda Boulevard and Washington Place; including a vehicle repair business to the east across Sepulveda Boulevard; a vacant lot approved for a retail development located to the south across Washington Place; and a small restaurant, Cinco de

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Planning Commission Agenda Item Report

Mayo, located at the southwest corner of Washington Place and Sepulveda Boulevard.

Project Description

The proposed project consists of the conversion of an existing building, housing a small mini-mart and service bays for vehicle repair, into a drive-through carwash. In addition, the project will include the construction of an approximate 2,500-square foot convenience store attached to the car wash. The convenience store is a permitted use and is not the subject of the CUP application. The existing gas station, with six fueling islands and canopy cover will remain. The applicant has requested hours of operation for the carwash between 7:00 AM to 9:00 PM daily. The project will provide a total of 17 on-site parking spaces, in excess of the 15 required by Code.

Project Improvements Recommended by Staff during the Preliminary Project Review Stage

The application was received after a Preliminary Plan Review meeting had been held and revisions to the site plan have been made to include changes suggested by Staff. These changes included refinement of the architectural design of the building, introducing more contemporary materials and façade treatment and consistent architectural detailing on all sides of the building that comports with newer developments on Sepulveda Boulevard and Washington Place, including the Tilden Terrace and the Culver Crossroads projects; and providing additional landscaping along the Washington Place street frontage and along the eastern perimeter of the site for screening purposes and to enhance the aesthetic appearance of the building.

Community Meetings/Public Notice

The applicant held two community meetings to provide information to the neighbors about the project and to receive feedback. The first meeting held at Tellefson Park on August 27, 2013 was attended by four neighbors, including a Planning Commissioner. Issues discussed included the hours of operation of the car wash, and the size of the convenience store. In response to concerns about the location of the meeting by the attendees a second community meeting was held on October 1st, 2013 in the meeting room of the Vintage Faith Church. Three neighbors, including a Planning Commissioner were in attendance. Issues discussed included the hours of operation of the car wash and the proposed revision to the building's architecture.

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In response to concerns expressed by neighbors at the community meetings regarding the hours of operation of the car wash, expressly that the hours be reduced to 7:00 AM to 7:00 PM, Staff included a condition with the reduced operating hours.

On November 19, 2013 a notice was sent to property owners and occupants within 500 feet of the project site, stating that an application had been received and soliciting input from the community. Notice was also provided to the Tellefson Park Neighborhood Association. No comments were received.

ANALYSIS:

Site Plan and Architectural Design

The Project has been designed to conform to all applicable provisions of the Commercial General (CG) Zone, and all other applicable City development standards. The Applicant has worked closely with staff to include contemporary design elements, including clean lines, a flat roof, and muted colors that comport with new structures in the vicinity, including the Culver Crossroads commercial center at Sepulveda Boulevard and Culver Boulevard, and Tilden Terrace, located to the east of the site on Washington Boulevard. The project will also use a variety of materials including composite panels, metals, and mesh screening. The 20-foot high, one-story tall building is below the 56-foot height limit permitted by the Zoning Code.

Staff also worked with the Applicant to review potential variations on the site layout. The proposed site plan will limit traffic impacts on surrounding residential streets by requiring egress onto Washington Place from the car wash exit. Other on-site improvements include new landscaping along Washington Place where the building meets the street, around the perimeter of the building facing the fueling area and along the perimeter wall to the east.

The Project is located across a 20-foot wide alley from single-family and multi-family residential uses on Piggott Drive, in the Residential Medium Density (RMD) zone. As a condition of approval and mitigation measure a proposed 6' 0" high wall is required along the rear property line abutting the alley, where vehicles exit the car wash structure will be increased to 10 feet in height.

Entry to the car wash will be from the Sepulveda Boulevard side of the property, adjacent to the fueling stations. The queuing area for the car wash will be defined by an extended landscape island on the north side of the carwash entry as well as striping and directional arrows on the pavement and directional signage.

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Review of the queuing plan will be subject to Planning Manager approval prior to building permit issuance. In addition, a condition of approval has been included to review the project after 6 months and one year after occupancy to evaluate the on-site circulation and operation of the car wash.

Parking

A total of 17 parking spaces are provided on-site to serve the gas station/convenience store use and the drive-through car wash, in excess of the 15 parking spaces required pursuant to the Zoning Code. One van-accessible handicap parking stall is included in the parking total.

The Zoning Code requires one parking stall per 225 square feet of the gas station's convenience store component for 11 parking spaces. Six parking spaces are provided at the fueling stations (pursuant to Section 17.320.020.H.2, Table 3-3B, half of the spaces provided at the 12 on-site fueling stations are counted toward the total required parking), and six spaces will be provided in front of the convenience store. For the carwash component, four parking spaces are required plus a queuing area for three vehicles ahead of the car wash entry. Five spaces will be provided to the rear of the convenience store for the carwash component. These spaces will provide vacuum machines for the vehicles that exit the car wash. A condition has been added that require all vacuum machines to be located below grade to reduce noise impacts to adjacent uses.

Use	Required	Provided
Gas Station/ Convenience Store (2,500 sq. ft.)	11 spaces	12 spaces, total; 6 spaces (half of the parking provided at the 12 fueling stations). 6 spaces provided in front of the convenience store, including one handicap accessible space.
Drive-Through Car Wash	4 spaces	5 spaces provided at the rear of the convenience store, equipped with self-service vacuums.

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Landscaping & Landscaped Setback

The project will include new landscaping around the perimeter of the new convenience store building and along the perimeter of the property, adjacent to the wall on the eastern property line. The convenience store will be set back approximately 7' 9" from the property line adjacent to Washington Place. This area will be landscaped with shrubs and flowering plants and trees. Adjacent to the perimeter wall, a 5' 0" wide planter area will accommodate new shrubs, four new queen palms and one Mediterranean fan palm. A second fan palm will be provided in the planter island at the exit of the car wash. Approximately 8.88% of the total site area will be provided as landscape area.

Noise

A Noise Study was provided by the Applicant at the request of the Planning Division, in order to determine potential impacts on adjacent properties, specifically the residential dwellings located to the north of the project site across the 20-foot alley to the rear of the property. The study prepared by Colia Acoustical Consultants, dated June 12, 2013 (see Attachment No. 5), identified existing noise measurements at two locations at the alley adjacent to the proposed entrance and exit of the drive-through car wash. Based on noise measurements it was identified that the majority of noise is generated from the surrounding street system and the 405 Freeway. Existing conditions from traffic noise are in excess of the 65 dBA CNEL Standard identified in the City's General Plan Noise Element. During the operation of the car wash, the primary source of noise will be generated at the conclusion of the operation, during the "dry cycle." The report identifies that at 180 degrees from the car wash exit, and within 10 feet, the dryer noise is measured to be 86 dBA. In order to reduce impacts related to noise from the dryer operation on the adjacent residential properties to the north, the noise study has recommended a 6-foot high wall which will act as acoustical shielding and, according to the Noise Study, will reduce the noise impacts to acceptable levels (59.5 dB CNEL directly north of the site and 62.8 dB CNEL to the northwest). To further mitigate potential impacts, staff has recommended a ten foot high wall in lieu of the 6 foot high wall. Based on previous experience with noise mitigations for car washes, the increased height will serve to provide additional acoustical shielding and provide further separation between the car wash operation and the adjacent residences. In addition, staff has recommended locating the vacuum machines below grade for additional noise mitigation.

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Traffic and Circulation

Access to the property is provided through three existing two-way (entry and exit) driveways on Sepulveda Boulevard and Washington Place. The car wash entry is located at the rear of the property adjacent to the 20 foot alley. Queuing into the car wash would be parallel to the alley, within a 10-foot wide lane adjacent to the northernmost fueling islands. Upon exit, a one-way drive aisle leads to five parking spaces at the rear of the convenience store equipped with three self-service vacuums and to a new exit onto Washington Place. The car wash exit onto Washington Place will be signed by both a directional arrow on the ground and a “no entry” sign to prevent car movements into the driveway.

A traffic and circulation study prepared for the proposed project, dated July 2013, by Kimley Horn and Associates, was reviewed and accepted by the City's Traffic Engineer (Attachment No. 6). The traffic study evaluated the forecasted completion date of the project (year 2014) conditions at five intersections (Sepulveda Boulevard and Interstate 405 northbound ramps; Sepulveda Boulevard at Washington Place; Sepulveda Boulevard at Washington Boulevard; Sawtelle Boulevard at Washington Place; and Washington Boulevard at Washington Place) in the immediate vicinity during both the AM and PM peak hours. The traffic analysis estimated that the project, a drive-through car wash with a 24-hour convenience store, would generate 957 net new daily vehicle trips, including 88 net vehicles in/out (44/44) trips per hour during the AM peak hour, and 68 total vehicles in/out (35/33) per hour during the PM peak hour. The traffic study found that at the five studied intersection, no impact will result from the drive-through car wash and convenience store operation.

HOURS OF OPERATION, NOISE AND CIRCULATION MODIFICATIONS

Hours of Operation and Noise

The Applicant has proposed additional noise mitigation in order to permit longer hours of operation. The Applicant's letter dated February 4, 2014 (Attachment No. 8), requests hours of operation between 7 AM and 9 PM. The letter identifies three design changes to the proposed project that would further reduce noise levels for adjacent residential properties to the north, specifically: 1) the inclusion of a 10-foot high block wall along the rear property line, as recommended by Staff and the acoustical engineer; 2) the use of special Soundblox block wall construction that will increase the amount of noise absorbed by the wall; and 3) the repositioning of the internal blower/dryer system in the car wash tunnel an additional three feet away from the exit. The three design changes are non-

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standard and will result in additional cost for the Applicant in materials, design and engineering.

An updated noise analysis prepared by Colia Acoustical Consultants (Attachment 7) identified that the design changes will reduce the decibel (dBA) level at the nearest residential use to well below the 65 dB threshold established by the City's Noise Element of the General Plan. The 10-foot high CMU wall and movement of the blower/dryer will reduce noise levels to 53.6 dBA. In addition, the updated noise analysis indicates that the 10-foot high CMU wall will reduce the vacuum cleaner noise level to 53.1 dBA. With the reduced on-site noise levels, the Applicant believes there would be no impacts on adjacent residential neighbors and therefore an increase in the hours of operation to 9 PM daily should be permissible. In addition, as the noise level of the vacuum cleaners is reduced by the proposed wall, the applicant is requesting that the vacuums remain as previously designed and not have to be placed underground which would cause a redesign of the vacuum system. In light of the additional mitigation measures proposed by the applicant, the Commission may want to consider expanding the hours of car wash operation.

Circulation

Planning and Public Works staff, including the City's Traffic Engineer, looked at the potential closure of the southerly driveway on Sepulveda Boulevard at the request of a Planning Commissioner. If the gas station site was developed today, a driveway at that location would not be permitted due to its proximity to the corner of Sepulveda Boulevard and Washington Place.

However, due to the current configuration of the on-site fueling islands and the location of a bus stop in front of the project site on Sepulveda Boulevard, there are several safety and circulation issues that arise with the closure of the driveway. First, the closure of the driveway could result in on-site bottlenecks for vehicle movement. With the southerly driveway closed, motorists fueling up at gas pumps at the west side of the facility would potentially block access to motorists entering the northerly driveway. Also a queue of cars waiting to enter the car wash could limit access for motorists entering the northerly driveway trying to get to the Food Mart. Second, with a bus picking up or discharging passengers adjacent to the site and the driveway closed, northbound motorists on Sepulveda Bl. would have to turn right into the site in front of the bus rather than behind it. Turning in front of the bus is an undesirable move because it impedes the flow of traffic in the number two lane, increasing the rear-end accident potential. Staff contacted the Police Department to determine if there is a history of accidents at that location, specifically related to the gas station driveway. The Police Department found no history of accidents at that driveway.

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In order to address potentially unsafe vehicle movements at the driveway, Staff is recommending that the driveway remain open, however the driveway should be limited to right turn-in and right turn-out only. New signage and ground stenciling, subject to review and approval by the Traffic Engineer and Planning Staff will be required.

CONCLUSION:

Staff has worked closely with the applicant to refine the site plan, architectural design, pedestrian and vehicular circulation, landscaping and sound mitigation. Based upon the findings outlined in the Draft Resolution No. 2013-P007 and pursuant to CCMC Chapter 17.530 requirements, staff believes that the Conditional Use Permit for the drive-through car wash can be supported and recommends approval subject to the proposed Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Mitigated Negative Declaration (MND) (Attachment No. 4) has been prepared; the project has been determined to have less than significant impacts on the environment with mitigations.

ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Approve the application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the application with additional or different conditions of approval, if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the application if it does not meet the required findings.

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ATTACHMENTS:

1. Area Map*
2. Draft Resolution No. 2013-P007 and Conditions of Approval, Exhibit A
3. Development Plans, stamped received June 18, 2013*
4. Mitigated Negative Declaration*
5. Acoustical Analysis of the Proposed New Service Station Car Wash at 11197 Washington Place, prepared by Colia Acoustical Consultants, dated June 12, 2013.*
6. Traffic Impact Analysis for the Proposed Chevron Service Station Project in the City of Culver City, prepared by Kimley-Horn and Associates, dated July 2013.*
7. Updated Acoustical Notes for the Chevron Service Station 9-2894, prepared by Colia Acoustical Consultants, dated February 3, 2014.
8. Letter submitted by the Applicant, Travis Companies, dated February 4, 2014.

*** Attachments sent with December 11, 2013 packet**

1 RESOLUTION NO. 2013-P007

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT,
4 CUP P-2013090, FOR A DRIVE-THROUGH CAR WASH AS PART OF A
5 VEHICLE FUELING STATION AND CONVENIENCE STORE AT 11197
WASHINGTON PLACE IN THE COMMERCIAL GENERAL (CG) ZONE.

6 (Conditional Use Permit, CUP P-2013090)

7
8 WHEREAS, on June 18, 2013, Travis Companies (the "Applicant") filed an application
9 on behalf of Ben Pouldar (the "Owner") for a Conditional Use Permit to construct a drive-
10 through car wash as part of a vehicle fueling station and convenience store (the "Project").
11 The Project site is described more fully as Lots 37, 38, 39 and 40 of Tract No. 10356 in the
12 City of Culver City, County of Los Angeles, State of California; and,
13

14 WHEREAS, in order to implement the car wash component of the Project, approval of
15 the following application is required:

16 Conditional Use Permit, P-2009098: To establish a car wash use and to ensure the
17 Project complies with all required standards and City ordinances and establish all onsite and
18 offsite conditions of approval to reflect the site features and compatibility of the proposed
19 Project with the uses on adjoining properties; and,
20

21 WHEREAS, on December 11, 2013, the public hearing was continued to February 12,
22 2014; and,
23

24 WHEREAS, on February 12, 2014, after conducting a duly noticed public hearing on
25 the subject application, including full consideration of the application, plans, staff report,
26 environmental information and all testimony presented, the Planning Commission (i) by a
27 vote of _ **to** _, adopted a Mitigated Negative Declaration, in accordance with the California
28 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse
29

1 environmental impacts; and (ii) by a vote of _ to _ conditionally approved Conditional Use
2 Permit, CUP P-2013090.

3
4 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
5 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

8
9 **Conditional Use Permit:**

10 As outlined in CCMC Section 17.530.020, required findings for a Conditional Use Permit, the
11 following findings are hereby made:

- 12 **1. The proposed use is allowed within the subject zoning district with the approval**
13 **of an Administrative Use Permit or Conditional Use Permit and complies with all**
14 **other applicable provisions of this Title and the CCMC.**

15 Pursuant to Zoning Code Section 17.220.015 – Table 2-5, Allowed Uses and Permit
16 Requirements for Commercial Zoning Districts, the CG Zone permits car wash
17 facilities with the approval of a Conditional Use Permit. The car wash operation will
18 comply with all applicable provisions of the Zoning Code. The convenience store
19 component of the Project is a permitted use in the CG Zone, and is not subject to the
20 findings of the Conditional Use Permit.

- 21 **2. The proposed use is consistent with the General Plan and any applicable**
22 **Specific Plan.**

23 The proposed use, a drive-through car wash, will be an added service and
24 convenience to the community and is consistent with the Commercial General
25 designation which allows for a range of small-to-medium scale commercial uses, with
26 an emphasis on community-serving retail to which patrons often travel by car. The use
27 will be consistent with the General Plan goal of encouraging high trip-generating uses
28 near transportation corridors. There is no Specific Plan designated for this area.

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

The Project site is located at the northeast corner of Sepulveda Boulevard and
Washington Place and is developed with a Chevron fueling station and convenience
store. The car wash component is a complementary use to the existing auto-oriented

uses on-site and within the immediate vicinity. The Project proposes improvements to the site including new landscaping and the conversion of the existing building housing auto-repair service bays and a small mini-mart into a drive-through car wash. The circulation and queuing are designed to occur completely on-site and not impact any adjacent land uses. Potential noise impacts will be mitigated through the inclusion of a new 10-foot high wall along the rear property line where vehicles exit the car wash. The architectural design of the car wash and the adjoining convenience store will reflect modern design elements, including materials, found in other new projects within the area, including the Culver Crossroads project and Tilden Terrace. Project conditions of approval will further ensure compatibility with the neighborhood and future land uses in the vicinity of the subject site.

4. 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 Project site provides adequate onsite circulation, parking, queuing areas, setbacks and landscaping and meets all zoning code requirements. The location of the site, at the corner of Sepulveda Boulevard and Washington Place provides adequate access via three existing two-way driveways and a new egress only driveway for the car wash exiting onto Washington Place. The Project is compatible with surrounding commercial uses, which includes a small multi-tenant commercial center to the north and an auto-repair use to the east. Residential uses to the northwest of the site will be protected from noise impacts through the maintenance of an existing 18-foot high building wall along the rear property line and the inclusion of a new 10-foot high concrete block wall where vehicles exit the car wash. The Project site is physically suitable for the proposed use subject to compliance with the conditions of approval contained herein.

5. 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 drive-through car wash will provide a service to residential and commercial patrons in the immediate vicinity. Based on review of the Project plans, noise study, and traffic and circulation study, the car wash is not anticipated to result in any significant impacts on surrounding uses. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed operation 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.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Conditional Use Permit,

1 CUP P-2013090, subject to the conditions of approval set forth in Exhibit A attached hereto
2 and incorporated herein by this reference.

3 APPROVED and ADOPTED this 12th day of February, 2014.
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8 _____
9 SCOTT WYANT - CHAIRPERSON
10 PLANNING COMMISSION
11 CITY OF CULVER CITY, CALIFORNIA

12 Attested by:

13 _____
14 Yvonne Hunt
15 Administrative Secretary
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EXHIBIT A
RESOLUTION NO. 2013-P007
Case No. CUP P-2013090
11197 Washington Place

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a drive-through car wash at an existing fueling station (the "Project"), for the property located at 11197 Washington Place (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	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 15.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2013-P007
Case No. CUP P-2013090
11197 Washington Place

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

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GENERAL				
12.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
13.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
14.	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 Sanitation Division's exclusive franchise for this service.	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
15.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
16.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
17.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
18.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
19.	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".	Planning	Standard	
20.	A concrete Soundblox block wall adjacent to the property line along the north side of the subject property, where vehicles exit from the car wash, shall have a minimum height of 10 feet. All perimeter block walls shall be of similar design and color to the primary structure and shall be approved by the Planning Division prior to installation.	Planning	Special	
21.	All exterior walls on or within 5 feet of property lines shall be a minimum 2 hour rated concrete block construction; and rated openings.	Building	Special	

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GENERAL				
22.	All exterior parapets shall have solid top construction to support a 300 lb. point load. Foam blocking is prohibited and only metal stud blocking shall be used.	Building	Special	
23.	The car wash area shall be 2 hour separated from the storage room/ utility room/ sales room.	Building	Special	
24.	The car wash building shall be structurally upgraded to the current California Building Code.	Building	Special	
25.	At the gas station's southerly driveway on Sepulveda Boulevard, ingress and egress shall be restricted to right turn-in and right turn-out vehicle movements only. The Applicant shall install signage and ground stenciling identifying prohibited turn movements, subject to review and approval by the City's Traffic Engineer and Planning Manager.	Planning /Traffic	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
26.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
27.	The Applicant and Property Owner shall 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. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
28.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval. The project shall provide additional landscaping along the Washington Place building façade, including a minimum of three (3) queen palms or fan palms, of similar size to those proposed along the eastside of the property.	Planning /Parks & Rec.	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
29.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
30.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
31.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
32.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
33.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
34.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
35.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
36.	A queuing plan for the drive-through car wash showing the location and design of the payment kiosk, and the method for managing the queuing path-of-travel for vehicles, including but not limited to striping or curbing, shall be reviewed and approved by the Planning Manager prior to issuance of the building permit.	Planning	Special	
37.	The vacuum cleaner devices shall be located below grade to mitigate noise impacts to adjacent uses. Detailed plans for the installation of the vacuum cleaners shall be submitted to the Planning Manager for review and approval prior to Building Permit issuance.	Planning	Special	
38.	Four (4) sets of Site Improvement Plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval, and permitting. The Plans shall include, but not be limited to, detailed drainage and grading of the site indicated by topographical lines and spot elevations. Show all existing and proposed drive approach(es), driveway(s), sidewalk, curb, gutter, indicate all proposed and existing utilities (sanitary sewer, water, etc.), and fully dimensioned plans to include up to the centerline of Washington Place and Sepulveda Boulevard.	Public Works	Special	
39.	Provide an existing site topographic survey map prepared by licensed land surveyor in the State of California. This survey shall include existing property lines, existing utilities and meters, existing structures, street trees, all above ground facilities within the public parkway, include existing development within 50 feet of project site, etc.	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
40.	Concurrent with the submittal of the site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The LSWPPP and SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater NPDES Permit No. CAS000002 (Order No. 2009-00009-DWQ). The LSWPPP shall include Best Management Practices (BMPs) that effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage for the first ¾" of a rain event. The site improvement plans shall note that the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". Prior to the start of design of these plans and of necessary reports, the applicant's civil engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific SUSMP and LSWPPP requirements.	Public Works	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
41.	Upon completion of the rough grading and prior to the issuance of a building permit the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the civil engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code Appendix Chapter 33 and with this certification, a survey showing the final rough pad grade elevations shall be submitted. c. A certification by the soils engineer that the grading has been completed to his satisfaction and is in compliance with the California Building Code Chapter 33. d. A final compaction report prepared by the soils engineer.	Public Works	Special	
42.	The construction contractor shall advise the Culver City Public Works Inspector of the construction schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
43.	Fire sprinklers shall be provided as required by the CCFD and installed per 2010 NFPA 13 for this facility. Minimum density shall be Ordinary Hazard Group 1.	Fire	Special	
44.	An updated hazardous material disclosure plan for this facility shall be provided.	Fire	Special	
45.	When fire sprinkler head quantity is 20 or more heads, a fire sprinkler monitoring system is required per 2010 CA Fire Code and shall be installed per 2010 NFPA 72	Fire	Special	
46.	The emergency pump shut off switch and signage shall be relocated and installed as approved by the CCFD.	Fire	Special	

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DURING CONSTRUCTION				
47.	The contractor shall schedule a condition of approval coordination meeting to include Building Safety and Planning staff and the contractor's field superintendent, prior to the start of construction.	Building	Special	
48.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
49.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
50.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
51.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
52.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
53.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
54.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
55.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
56.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
57.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
58.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
59.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
60.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
61.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
62.	An address viewable and legible from the public way shall be provided prior to final inspection.	Fire	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
63.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on September 19, 2013 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
64.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
65.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
66.	After the construction of the SUSMP-related BMPs, the applicant shall submit to the City Storm Water Program Manager a completed Storm Water Observation Report Form (stamped and signed by the project civil engineer or architect responsible for the SUSMP design) to certify, based on his or her observations, that all SUSMP-related BMPs have been constructed per the specifications and the drawings.	Public Works	Special	
67.	The applicant shall submit to the City Storm Water Program Manager a notarized Master Covenant and Agreement (regarding on-site BMP maintenance) to be recorded by the County Recorder of Los Angeles County. Prior to getting the Agreement notarized, the applicant's civil engineer shall contact the City's Storm Water Program Manager for review of the Agreement and for information on other requirements associated with the recording process.	Public Works	Special	
68.	A KNOX box shall be provided and upon completion have a minimum two sets of keys for all doors interior and exterior.	Fire	Special	
69.	All exterior doors shall have keyways and handles	Fire	Special	
70.	The Fire Department Connection (FDC) and the Double Detector Check Assembly (DDCA) locations shall meet the requirements of Golden State Water Company, CCFD and be screened to the satisfaction of the Planning Manager.	Fire/ Planning	Special	

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ON-GOING				
71.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on February 12, 2014 , excepted as modified by these Conditions of Approval.	Planning	Standard	
72.	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.	All	Standard	
73.	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 Division, Fire Department, 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.	All	Standard	

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ON-GOING				
74.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
75.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
76.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	
77.	Pursuant to Zoning Code Chapter 17.660, the Land 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.	Planning	Standard	
78.	The car wash's hours of operation shall be limited to between the hours of 7 AM and 7 PM, daily.	Planning	Special	
79.	Follow-up Operations Inspections - Inspections of the on-site circulation and car wash operations shall be conducted by the Planning Manager at 6-month and 12-month, periods after full operation of the Project. Thereafter, follow-up inspections shall be conducted as necessary by the City.	Planning	Special	

COLIA ACOUSTICAL CONSULTANTS

120 Tustin Ave, Ste. C
Newport Beach, CA 92663
Certified Acoustical Consultants
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Email: RColia@socal.rr.com

L14-006

February 3, 2014

Mr. Karl Huy
Travis Companies, Inc.
4430 E. Miraloma Avenue, Suite F
Anaheim, CA 92807-1840

SUBJECT: Updated Acoustical Notes for the Chevron Service Station 9-2894
At 11197 Washington Place in Culver City, CA

Dear Mr. Huy;

At your request I am providing additional information for the above referenced project.

There are three vacuum units indicated on the Carwash Stacking Plan near the east project side. Each vacuum will produce a noise level of 86 dBA at a reference distance of 2 feet. At 30 feet which is the closest property line to the north the vacuum noise levels fall to 62.5 dBA ($\text{noise impact} = 20 \log (2'/30 \text{ feet} = 86 \text{ dB}) = 62.5 \text{ dBA}$). For three vacuums an increase of 4.8 dB was added to this value for a result of **67.3 dBA**.

Currently, there is a 6-foot high wall along a section of the north property line. To evaluate the noise reduction associated with this wall height and others barrier calculations were made in increments of 2 feet to a maximum of 12 feet high. The results are shown below and are calculated in Table 1 (attached).

Table 2

CMU Wall Height Noise Reduction - Vacuums

Wall/Barrier Height	Noise Reduction	Shielded Noise Level
6'	5.1	62.2 dBA
8'	9.6	57.7 dBA
10'	14.2	53.1 dBA

L14-006

February 3, 2014

These *Shielded Noise Levels* are all less than the City noise standard of 65 dBA.

ORCO BLOCK:

Orco Block has a sound rated product called Soundblox. It has two noise control characteristics. The attached product sheets show an Absorption (NRC) and Barrier (STC). The NRC rating is 0.85 and the STC values can range from 40 to 56. Noise Reduction Coefficient (NRC) is the measure absorption of reverberant noise within reflecting surfaces, sound waves that reflect between hard surfaced walls. The recommended value is usually 0.75 to 0.9, which means 75 to 90 percent of the reflected sound that hits the panel is absorbed. The higher the value the better.

The second value is Sound Transmission Class (STC). The STC is a measure of noise reduction of noise that passes through the panel or barrier. The higher the value the better. A STC value of 40 means a noise level will be reduced by 40 decibels (dB) by passing through that panel/barrier.

Car Wash Dryer Location:

The dryer/blower of the car wash is currently located on the plans as 4.5 feet from the exit side. All calculations in the original noise report for the car wash used this value. It was determined that the dryer/blower can be pushed in further within the car wash tunnel by another 3 feet to 7.5 feet. This will reduce the angle of view and thus the noise impact out of the exit side by 2-3 dB less. Thus, the additional noise reduction will reduce the car wash dryer/blower noise from 64.8 dB to 62.8 dB. And with the increased wall height to 10 feet an additional 9.6 dB noise reduction to **53.2 dBA** will result. With this change in the dryer location the shielded noise levels with the wall heights are shown below in Table 3.

L14-006

February 3, 2014

Table 3
CMU Wall Height noise Reduction – Car Wash – Dryer/Blower

Wall/Barrier Ht.	Noise Reduction	Shielded Noise Level
6'	5.1	57.7
8'	9.6	53.2
10'	14.2	48.6

Human Response to Noise Level Changes

An one-decibel (dB) increase is an increment that would be difficult for an average listener to detect. Normal hearing begins to distinguish differences of 3 dB (higher or lower. A 5 dB change is a noticeable difference to an average ear, a 10 dB change will sound one-half or twice as loud.

If you have any questions regarding this information, please call...

Sincerely;

Richard Colia
Certified Acoustical Consultant



Travis Companies, Inc.

February 4, 2014

Mr. Thomas Gorham
Community Development Department
City of Culver City
9770 Culver Boulevard
Culver City, California 90232

**RE: CUP NO. P-2013090 (CULVER CITY CHEVRON) - 11197 WASHINGTON PLACE,
CULVER CITY, CA.**

Dear Thomas:

As a follow up to our recent discussions concerning the hours of operation for the proposed car wash, and after substantial consideration on the part of Ben Pouldar, I have the following to report relative to addressing the perceived noise issue with the surrounding properties.

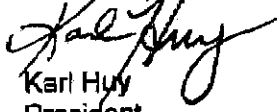
1. In an effort to further his commitment to addressing the concerns raised regarding the perceived noise levels of the proposed car wash, and in an effort to allow the car wash to operate from 7:00 am to 9:00 pm (as was previously agreed upon by the Tellefson Park Neighborhood Association), the project owner is willing to install and construction a 10'-0" high block wall from the end of the existing block building wall to the east property line. As you will recall the noise analysis found that the 6'-0" high wall adequately attenuated the noise generated by the proposed car wash. The project owner is willing to install this wall to a height of 10'-0" which will serve to reduce the noise level of the vacuums by as much as 14.2 dB's. Although the prepared noise analysis indicated that the resulting noise levels of the vacuums would be within acceptable and compliant levels according to the City's Noise Ordinance, this installation will further reduce the dB levels well below the required limits of the City's Noise Ordinance.
2. As part of the 10'-0" high block wall installation referenced in Item #1 above, and to again be allowed to operate the car wash from 7:00 am to 9:00 PM seven days a week, the property owner is willing to construct said wall from the Soundbox block material. As you are aware the Soundbox block is a tested and proven concrete block that is constructed with a sound deadening internal barrier which further adsorbs and reduces sound levels.
3. Lastly, the project owner is also willing to reposition the dryer/blower unit inside the car wash tunnel to be an additional 3'-0" further away from the open end of the tunnel. This relocation will place the dryer/blower unit approximately 7'-6" inside the tunnel and approximately 20'-0" from the edge of the 18'-0" high rear wall of the existing building. By repositioning the dryer/blower unit the noise analysis calculated that the noise volumes from the dryer unit, as experienced at the property line, would be further reduced by two to three decibels. Again, this is being offered by Ben Pouldar in exchange for allowing the car wash to be open from 7:00 am to 9:00 pm.

In conclusion, the noise analysis that was prepared by a licensed professional and submitted as a requirement of the city clearly indicates that the resulting noise levels from the proposed car

wash, without implementing Items #1 through #3 above, will comply with and are below the levels allowed by the City's noise ordinance. However, in an effort to further address the noise concerns that have been raised and to be allowed to operate from 7:00 am to 9:00 pm (as was previously agreed upon by the Tellefson Park Neighborhood Association) these three additional measures are being offered by the property owner. It is our hope that coupled with the results and complying data presented in the noise analysis that these additional measures will be accepted by the community and that the project will be approved with car wash hours of operation from 7:00 am to 9:00 pm and that the vacuum units may remain as previously designed and not have to be placed underground which as we have discussed is unfeasible based on the designed system..

I thank you in advance for your assistance and cooperation in this matter. Please do not hesitate to contact me should you have any questions. We look forward to seeing you before the Planning Commission. Please provide me (via email) with a copy of the updated staff report and conditions of approval as soon as it is available.

Sincerely yours,



Karl Huy
President

KMH
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