



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JANUARY 23, 2013
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.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

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Culver CITY

Agendas are available on the web at:
www.culvercity.org

AGENDA
Planning Commission
Wednesday, January 23, 2013
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Scott Wyant, Chair
John Kuechle, Vice Chair
Linda Smith Frost, Commissioner
Anthony Pleskow, Commissioner
Kevin Lachoff, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PH-1 Conditional Use Permit. CUP P-2012156: Request to permit auto sales related to a collector car auction house business at 9510-9512 Jefferson Boulevard.
Recommended Action: Adopt Resolution approving the Conditional Use Permit

PH-2 Zoning Code Amendment, ZCA P-2012006: Consideration of Zoning Code Text Amendments Affecting Single Room Occupancy Housing, Reasonable Accommodations, and Definition of Family.
Recommended Action: Continue to February 13, 2013

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 12, 2012.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2013

Date	Day	Time	Location
<i>City Council</i>			
<i>February 11</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>February 6</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>February 12</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>February 5</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>February 13</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 23, 2013		Item Number: PH-1
AGENDA ITEM: Conditional Use Permit CUP P-2012156: Request to Permit Auto Sales Related to a Collector Car Auction House Business at 9510-9512 Jefferson Boulevard.		
Contact Person/Dept.: Thomas Gorham, Planning Manager	Phone Number: (310) 253-5727	
Public Hearing: [X]	Action Item: ☐	Attachments: [X]
Public Notification: On January 3, 2013, notices were mailed to all the property owners and occupants within a 500-foot radius of the site. Email to the Master Notification List was made on January 8, 2013.		
Planning Approval: Thomas Gorham, Planning Manager 1/16/13	Department Approval: Sol Blumenfeld 1/16/13	

RECOMMENDATION:

That the Planning Commission:

Approve Conditional Use Permit, CUP P-2012156, subject to the Conditions of Approval as stated in Resolution No. 2013-P002 (Attachment No. 1).

PROCEDURES:

1. Chair calls on staff for a brief 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.

BACKGROUND:

Request

The subject Conditional Use Permit (CUP) application was submitted on November 12, 2012 by RM Auctions (Applicant) requesting approval to permit auto sales at 9510-9512 Jefferson Boulevard (Site) related to a collector car auction house business.

City of Culver City, California
Planning Commission Agenda Item Report

Existing Conditions/Project Description

The site is located at 9510-9512 on the south side of Jefferson Boulevard east of Duquesne Avenue (See Attachment No. 2 - Vicinity Map) in the Industrial General (IG) zone. The site is developed with two buildings: a single-story 3,514 square foot building (9510 Jefferson); and a single story 2,374 square foot building (9512 Jefferson). The site has three legal nonconforming parking spaces. The buildings are occupied by the RM Auctions, a collector car auction house business. RM Auctions is the world's largest collector automobile auction house. Its corporate headquarters are located in Canada and in addition to its Culver City office it has offices in Florida, Indiana, London, England and Hamburg, Germany. It employs approximately 80 people, 4 of which are working from the Culver City office. The Culver City office operates from 9:00 am to 5:30 pm Monday through Friday, with extended hours, including some weekends on days of auctions. Auctions occur approximately once per month.

The business currently utilizes the buildings for office use and vehicle storage and showroom (See Attachment No. 3 – Floor Plans). The office portion is located in approximately 600 square feet of the 9510 Jefferson building and is used for meeting with clients, and offices for staff which perform administration, marketing, and sales functions. The remaining portion of the 9510 Jefferson building and the entire 9512 Jefferson building is used for storage of vehicles that will be featured in an upcoming auction, and a showroom to display vehicles being offered for sale at an auction. The office and vehicle storage/showroom are permitted uses in IG zone and the business has an active Business Tax Certificate. All stored and displayed vehicles are transported to the site where the auction is to take place. RM Auctions Culver City office stores and displays vehicles for auctions in Arizona and California. The actual sale of the vehicle takes place at the auction location.

California Department of Motor Vehicles (DMV) requires RM Auctions to have a dealer's license for auto sales. A Conditional Use Permit is required for auto sales business in the IG zone.

ANALYSIS:

There will be no physical changes to the site as a result of the CUP for auto sales. The CUP will simply enable RM Auctions to process the vehicle sales transaction at their Culver City location pursuant to their DMV dealer's license. Current operations of the business will not change as a result of the CUP.

Zoning Code Section 17.530.020 outlines the findings required to approve a CUP. Staff believes the findings to approve the CUP can be made as follows:

City of Culver City, California
Planning Commission Agenda Item Report

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

Auto sales are a permitted use in the IG zone district with the approval of a CUP and the subject collector auction house business use complies with all applicable provisions of the Zoning Code and the Municipal Code.

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

The proposed auto sales use and the collector car auction house business are consistent with the Industrial General Plan designation. There is no Specific Plan for this area.

- C. *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 proposed auto sales use in conjunction with the existing collector car auction house business is compatible with existing and future warehouse, office, and industrial uses within the vicinity of the site. The facility will not be open to general public and clients will visit the site by appointment to view vehicles.

- 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 site is physically suitable for the auto sales use as it currently contains an existing collector car auction house business and has sufficient provisions for access, utilities and is absent of any physical constraints and is compatible with adjoining land uses. The proposed use will not require or cause any physical changes to the site.

- 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 auto sales use in conjunction with the existing collector car auction house will have no detrimental impacts to the public interest, health, safety, or general welfare and will not be injurious to persons, property, or improvements in the vicinity.

City of Culver City, California
Planning Commission Agenda Item Report

Public Comments

As of the writing of this staff report, staff has not received any comments on the proposed project.

Conditions of Approval

In addition to the applicable standard conditions of approval staff is recommending the following special conditions to ensure that the proposed auto sales are only related to the auction house business.

- Auto sales on the subject site shall only be in conjunction with a collector car auction house business.
- There shall be no outdoor display or storage of vehicles.
- There shall be no on-site advertising of auto sales directed to the general public.
- The CUP shall become null and void if the collector car auction house business vacates the subject site.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt under Section 15303, Class 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES because the proposed project involves the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure and the project is consistent with the General Plan Industrial Land Use Designation and the Industrial General (IG) Zone.

City of Culver City, California
Planning Commission Agenda Item Report

ALTERNATIVE OPTIONS:

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

1. Approve the application with the recommended conditions of approval.
2. Approve the application with additional or different conditions of approval.
3. Disapprove the application.

ATTACHMENTS:

1. Resolution No. 2013-P002 and Exhibit A – Conditions of Approval
2. Vicinity Map
3. Project Plans dated November 12, 2013

1 RESOLUTION NO. 2013-P002

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP
4 P-2012156 TO PERMIT AUTO SALES RELATED TO A COLLECTOR CAR
5 AUCTION HOUSE BUSINESS AT 9510-9512 JEFFERSON BOULEVARD IN
6 THE INDUSTRIAL GENERAL (IG) ZONE.

7 (Conditional Use Permit, CUP P-2012156)

8 WHEREAS, on November 12, 2012, RM Auctions (the "Applicant") filed Conditional
9 Use Permit application permit auto sales as part of an existing collector car auction house
10 business located at 9510–9512 Jefferson Boulevard; and
11

12 WHEREAS, Pursuant to the California Environmental Quality Act (CEQA) guidelines,
13 review of the project established that there are no potentially significant adverse impacts on
14 the environment and the project has been determined to be Categorically Exempt under
15 Section 15303, Class 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL
16 STRUCTURES because the proposed project involves the conversion of existing small
17 structures from one use to another where only minor modifications are made in the exterior of
18 the structure and the project is consistent with the General Plan Industrial Land Use
19 Designation and the Industrial General (IG) Zone; and
20
21

22 WHEREAS, on January 23, 2013, after conducting a duly noticed public hearing
23 on the subject applications, including full consideration of the application, plans, staff report,
24 environmental information and all testimony presented, the Planning Commission by a vote of
25 ___to ___, conditionally approved Conditional Use Permit, CUP P-2012156 and as set forth
26 herein below.
27
28
29

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

5 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a Site
6 Conditional Use Permit are hereby made:

7 **A. The proposed use is allowed within the subject zoning district with the approval**
8 **of an Administrative Use Permit or Conditional Use Permit and complies with all**
9 **other applicable provisions of this Title and the CCMC.**

10 Auto sales are a permitted use in the IG zone district with the approval of a CUP and
11 the subject collector auction house business use complies with all applicable
12 provisions of the Zoning Code and the Municipal Code.

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

15 The proposed auto sales use and the collector car auction house business are
16 consistent with the Industrial General Plan designation. There is no Specific Plan for
17 this area.

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

21 The project site is located in the Industrial General (IG) Zone and is within an area
22 consisting of light industrial, warehouse, manufacturing, office, and film and creative
23 design production uses. The proposed auto sales use in conjunction with the existing
24 collector car auction house business is compatible with existing and future uses within
25 the vicinity of the site and those permitted in the IG Zone. The facility will not be open
26 to general public and clients will visit the site by appointment to view vehicles.

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

The site is physically suitable for the auto sales use as it currently contains an existing
collector car auction house business and has sufficient provisions for access, utilities
and is absent of any physical constraints and is compatible with adjoining land uses.
The proposed use will not require or cause any physical changes to the site.

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

5 The auto sales use in conjunction with the existing collector car auction house will
6 have no detrimental impacts to the public interest, health, safety, or general welfare
7 and will not be injurious to persons, property, or improvements in the vicinity.

8 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
9 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
10 CUP P-2012156 subject to the conditions of approval set forth in Exhibit A attached hereto
11 and incorporated in herein by this reference.

12
13 APPROVED and ADOPTED this 23rd day of January 2013.
14
15
16
17

18 _____
19 SCOTT WYANT - CHAIRPERSON
20 PLANNING COMMISSION
21 CITY OF CULVER CITY, CALIFORNIA

22 Attested by:

23 _____
24 Yvonne Hunt
25 Administrative Secretary
26
27
28
29

EXHIBIT A
RESOLUTION NO. 2013-P002
Case No: CUP P-2012156
9510-9512 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on an auto sales use in conjunction with a collector car auction house business (the "Project"), for the property located at 9510-9512 Jefferson Boulevard (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-P002
Case No: CUP P-2012156
9510-9512 Jefferson Boulevard

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 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	
11.	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	
12.	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	

EXHIBIT A
RESOLUTION NO. 2013-P002
Case No: CUP P-2012156
9510-9512 Jefferson Boulevard

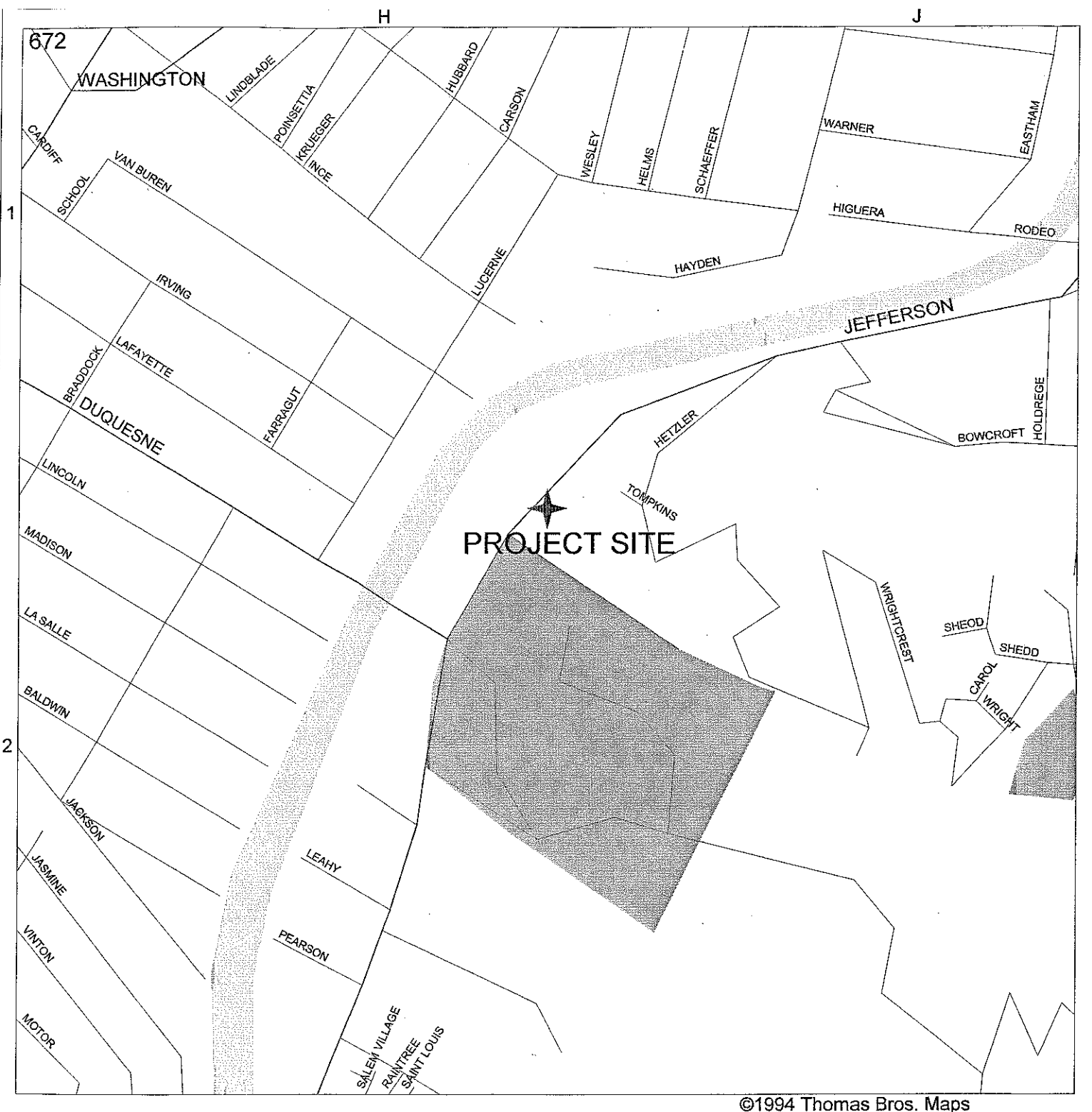
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
13.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall 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	
14.	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	
15.	All provisions and requirements set forth in these Conditions of Approval, in the Resolution approving the project, and in the CCMC, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	

EXHIBIT A
RESOLUTION NO. 2013-P002
Case No: CUP P-2012156
9510-9512 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
16.	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 January 23, 2013 , excepted as modified by these Conditions of Approval.	Planning	Standard	
17.	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	
18.	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	
19.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2013-P002
Case No: CUP P-2012156
9510-9512 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
20.	Auto sales on the subject site shall only be in conjunction with a collector car auction house business.	Planning	Special	
21.	There shall be no outdoor display or storage of vehicles.	Planning	Special	
22.	There shall be no on-site advertising of auto sales directed to the general public.	Planning	Special	
23.	The CUP shall become null and void if the collector car auction house business vacates the subject site.	Planning	Special	



VICINITY MAP

Project Site: 9510 & 9512 Jefferson Blvd.

L.A. MAPPING SERVICE
 71 DEER CREEK ROAD
 POMONA, CA 91766
 (909) 595-0903

RECEIVED

NOV 12 2012

Culver City
 Planning Division

ATTACHMENT 2

SITE PLAN – GENERAL NOTES

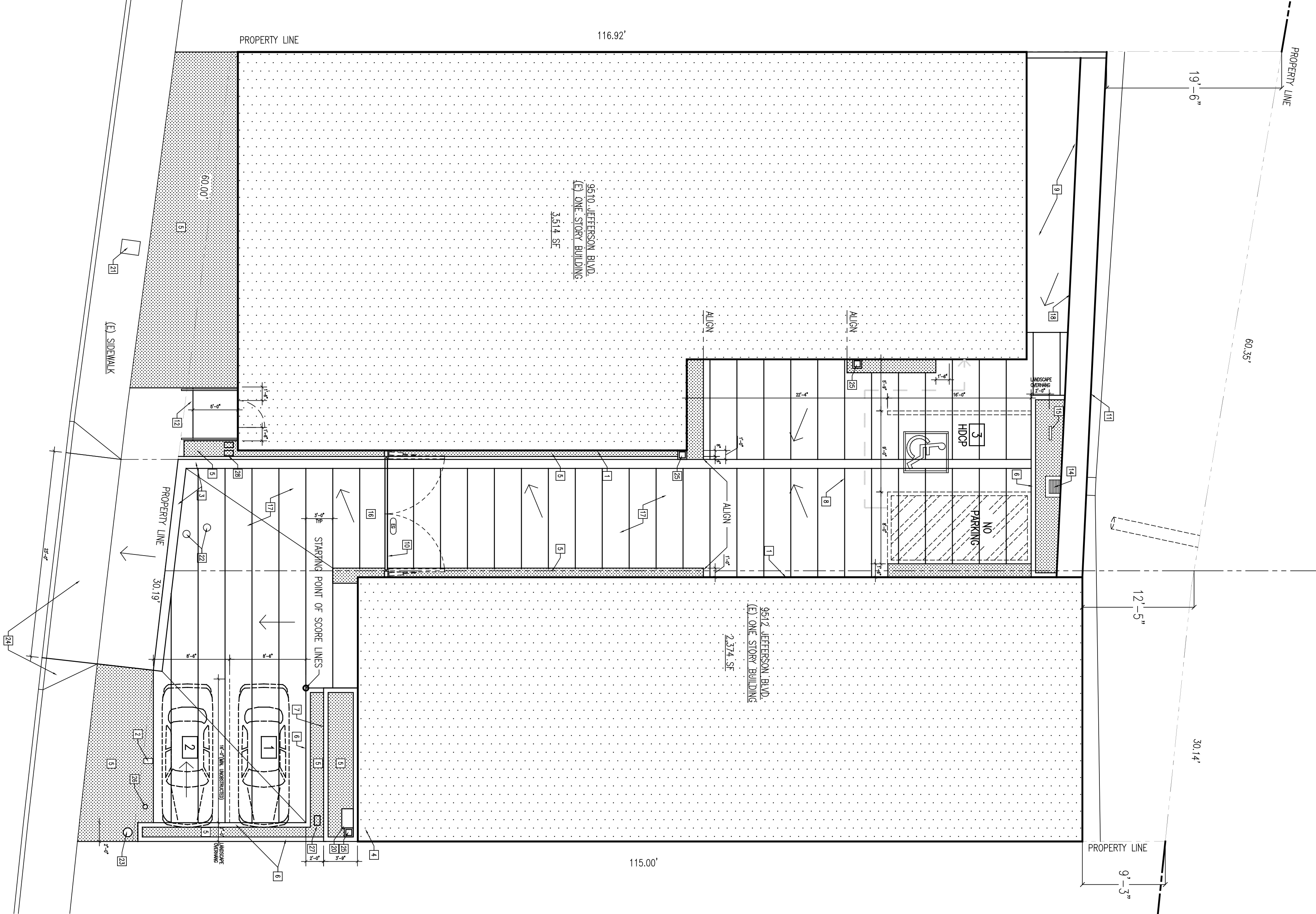
- SEE GENERAL NOTES SHEETS FOR MECHANICAL / ELECTRICAL / PLUMBING NOTES, SYMBOLS, & ABBREVIATIONS.
- GENERAL CONTRACTOR TO VERIFY CONDITIONS AND MEASUREMENTS IN THE FIELD AND NOTIFY THE ARCHITECT OF DISCREPANCIES AND THE NEED OF ADDITIONAL DETAILS OR INFORMATION PRIOR TO THE EXECUTION OF THE WORK.
- NO TRENCHES OR EXCAVATIONS 9" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
- COMPLY WITH THE PROVISIONS OF SECTION 91.1804.4 FOR EXPANSIVE SOIL CONDITIONS.
- IN THE EVENT OF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOIL ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.

SITE PLAN – KEYED NOTES

1. (E) BUILDING LINE.
2. (E) WATER METER.
3. (N) TRENCH DRAIN, SEE DRAINAGE PLAN, POWDERCOAT GRILLS BLACK.
4. (N) ELECTRIC APPROACH.
5. (E) PLANTING AREA WITH AUTOMATIC IRRIGATION SYSTEM.
6. (N) 6" STAINED CONCRETE CURB.
7. (N) STAINED CONCRETE PLANTER WALL (MAX. 3'-6").
8. PATH OF TRAVEL FOR DISABLED ACCESS SHOWN DOTTED.
9. (E) TRASH/RECYCLE AREA.
10. (N) STEEL & PARKEX GATE TO REMAIN OPEN DURING BUSINESS HOURS.
11. (E) RETAINING WALL.
12. (N) STAINED CONCRETE ENTRY LANDING, HANDRAIL MOUNTED 36" ABOVE NOSING OF TREADS, EXTEND 12" BEYOND THE TOP OF THE STEP AND 12" + 1" READ DEPTH BEYOND THE BOTTOM, HANDCAP* TO BE 2" DIA.
13. N/A
14. CATCH BASIN GRILL AT RETAINING WALL, DRAINAGE BASIN, POWDER COAT BLACK.
15. (N) ACCESSIBILITY SIGNAGE.
16. (N) ACCESSIBILITY SIGNAGE INDICATING AVAILABILITY OF AN ACCESSIBLE PARKING SPACE AT THE REAR OF THE PROPERTY.
17. (N) STAINED CONCRETE DRIVEWAY, BROADCAST 1/4" BLACK MEXICAN BEACH PEBBLES ONTO SURFACE.
18. (N) RETAINING WALL.
19. (N) HEAVY DUTY ROOF ACCESS LADDER.
20. (N) GAS METER LOCATION.
21. (E) STREET LIGHTING WALL.
22. (E) WATER VALVE.
23. (E) ELECTRIC POLE.
24. (N) DRIVEWAY APPROACH PER CITY SPECIFICATIONS.
25. (N) DOWNSPOUT DRAINS TO 1' X 1' CATCH BASIN WITH GRILL TO MATCH TRENCH DRAIN.
26. (N) FIRE SPRINKLER CONNECTION.
27. (N) IRRIGATION SYSTEM CONTROLS.
28. ABANDONED LOCATION OF 2 WATER METERS.

PROJECT DATA

LEGAL DESCRIPTION:
LOT 165 & 166,
TRACT 1 & 2,
IN THE CITY OF CULVER CITY,
COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA.
ASSESSOR'S PARCEL #4204-006-165
#4204-006-166
FIRE SPRINKLERS: YES
ZONE: IG
EXTERIOR WALL RATING: 1 HOUR FIRE RATED
EXISTING FLOOR AREA - 9510 Jefferson Blvd. 3,514 SF
EXISTING FLOOR AREA - 9512 Jefferson Blvd. 2,374 SF
TOTAL EXISTING AREA 5,888 SF
PARKING: THIS SITE ONLY HAS 3 PARKING SPACES AND IS
CONSIDERED LEGAL NONCONFORMING IN REGARDS TO PARKING



All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Twitchell Studio and shall remain the property of Twitchell Studio for use and connection to the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the express written permission of Twitchell Studio.

REMODEL OF [E] COMMERCIAL BUILDING
HAMMER INTERNATIONAL
9510-12 Jefferson Blvd., Culver City, CA 90232

Twitchell STUDIO
architects
10606 CULVER BOULEVARD
CULVER CITY, CA 90232
PHONE (310) 836 - 3223
FAX (310) 836 - 3254
DATE: 10-17-07 PERMIT
01-03-08 FIRST REVISION
11-20-08 SECOND REV.
02-01-09

SITE PLAN
A-0.1
TRUE PROJECT NORTH

FLOOR PLANS – GENERAL NOTES

- SEE GENERAL NOTES SHEETS FOR MECHANICAL / ELECTRICAL / PLUMBING NOTES, SYMBOLS, & ABBREVIATIONS.
- PLUMBING SYSTEM UNDER SEPARATE PERMIT. SYSTEM DESIGNER TO SUBMIT SHOP DRAWINGS OF PROPOSED LAYOUT TO ARCHITECT FOR COORDINATION BEFORE OBTAINING PERMIT.
- GENERAL CONTRACTOR TO VERIFY CONDITIONS AND MEASUREMENTS IN THE FIELD AND NOTIFY THE ARCHITECT OF DISCREPANCIES AND THE NEED OF ADDITIONAL DETAILS OR INFORMATION PRIOR TO THE EXECUTION OF THE WORK.
- DIMENSIONS SHOWN REPRESENT FINISH DIMENSIONS, UNLESS OTHERWISE NOTED.
- PROVIDE NATURAL LIGHT AND VENTILATION OR MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ALL BATHROOMS, LAUNDRY ROOM, & SERVICE ROOMS. POINT OF DISCHARGE SHALL BE 3" MINIMUM FROM ANY OPENING.
- PROVIDE CONTINUOUS GLASS BATT INSULATION FOR SOUND PROOFING IN ALL FRAMED WALLS, FLOORS, AND CEILINGS OPENED UP DURING THE CONSTRUCTION PROCESS.
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND SHOWERHEADS IN NEW CONSTRUCTION. EXISTING SHOWERHEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- INSTALL AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE FIELD GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND RIGIDLY CONNECT TO THE EXTERIOR OF THE BLDG. OR STRUCTURE CONTAINING THE FIELD GAS PIPING. [PER ORDINANCE 170.158 J].
- CONNECT LANDSCAPE DRAINS AND DOWNSPOUTS TO SOLID SURFACE PPE CONDUCTING DRAINAGE DIRECTLY TO DRAINAGE AT CURB, AND/OR DRAIN DOWNSPOUTS TO STREET BY WAY OF DRAINWAY.
- COMPLETE, PATCH, OR REPAIR FINISHES IN AREAS OF CONSTRUCTION TO MATCH SURROUNDING FINISHES.
- COORDINATE CLEARANCES AT PLUMBING WALLS WITH PLUMBER [TYP].

FLOOR PLANS – KEYED NOTES

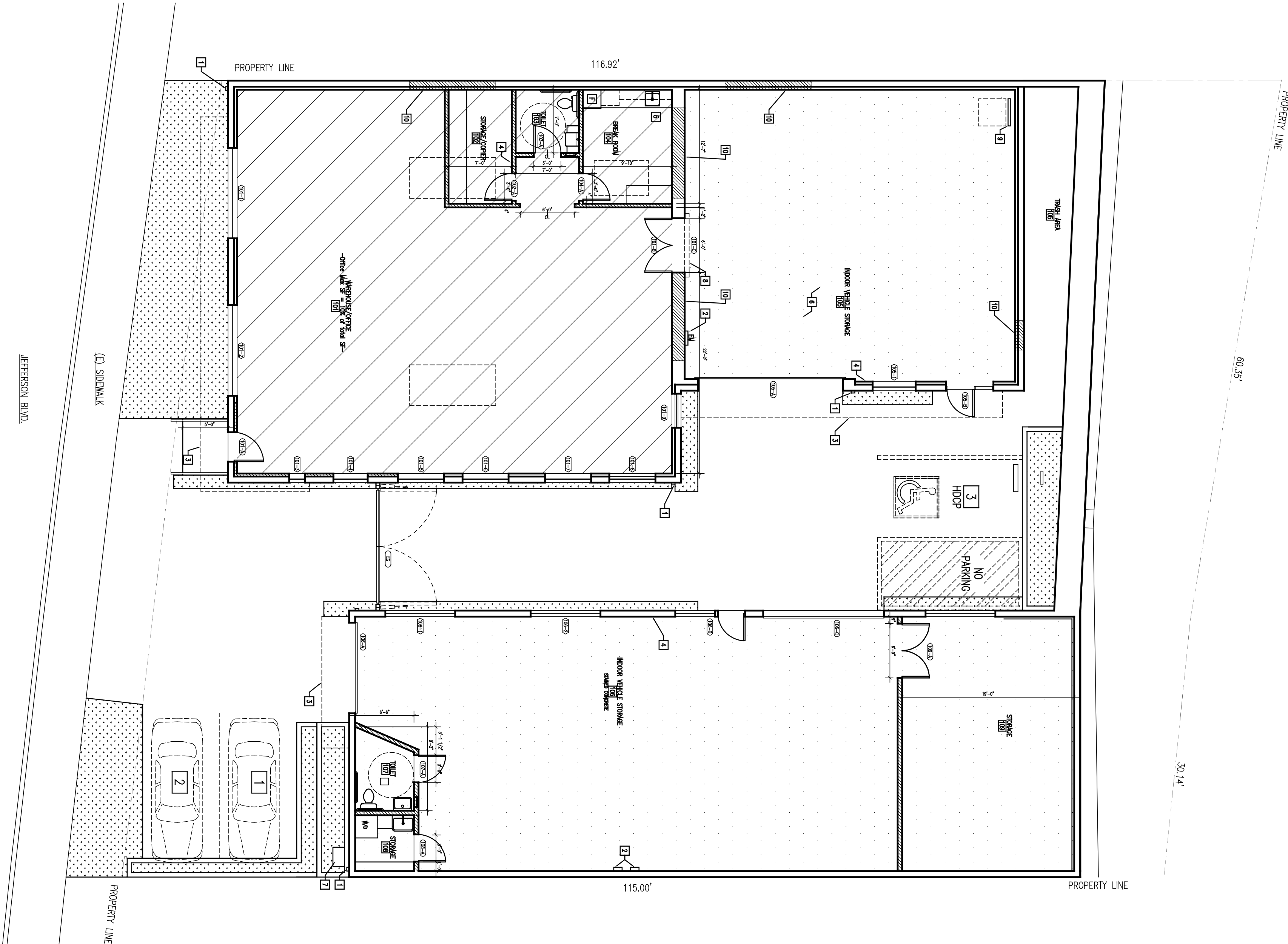
1. [N] ROUND BONDZERED DOWNSPOUT.
2. RELOCATE ELECTRIC METER & PANEL.
3. LINE OF [N] EXTERIOR ROOF ABOVE SHOWN DOTTED.
4. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A, OR 2-A:10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.
5. SINK AND COUNTER HEIGHT SHALL BE 34" MAX.
6. FINISH INDOOR VEHICLE STORAGE WALLS, POSTS, AND BEAMS ADJACENT TO WAREHOUSE WITH MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE. CEILING SHALL BE FINISHED WITH CONTINUOUS ONE-HOUR PROTECTION. 5/8" TYPE "X" GYP. BOARD.
7. [N] GAS METER LOCATION.
8. [N] ROLL DOWN 1 HOUR FIRE RATED DOOR. THERMALLY ACTIVATED.
9. [N] HEAVY DUTY ROOF ACCESS LADDER.
10. INFL. CMU BLOCKWALL W/NEW CMU. SEE STRUCTURAL DRAWINGS. (1 HOUR FIRE SEPARATION PROVIDED).
11. [N] ELECTRONIC GATE CONTROLS.

LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN

OCCUPANCY

- INDOOR VEHICLE STORAGE OCCUPANCY
- WAREHOUSE/OFFICE OCCUPANCY



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DATE:
10-17-07 PERMIT
01-03-08 FIRST REVISION
11-20-08 SECOND REV.
02-01-09

FLOOR PLAN
A-3.1
TRUE NORTH PROJECT NORTH

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 23, 2013		Item Number: PH-2	
AGENDA ITEM: Zoning Code Amendment, ZCA P-2012006: Consideration of Zoning Code Text Amendments Affecting Single Room Occupancy Housing, Reasonable Accommodations, and Definition of Family.			
Contact Person/Dept.: Jose Mendivil, Associate Planner		Phone Number: (310) 253-5757	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Publication in Culver City News (January 10, 2013). Mailed to the Always List (January 10, 2013), Emailed to the Master Notification List (January 10, 2013).			
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

That the Planning Commission continue the item to February 13, 2013.

BACKGROUND:

Staff is conducting additional research on the subject Zoning Code Amendment and therefore request that the item be continued to February 13, 2013.