

MEETING DATE: 05/27/08

AGENDA ITEM: City Council Consideration to Approve Tentative Tract Map No. 69482, TTM P-2007182, to create a new three (3) lot subdivision for six (6) condominium units on a single lot in the Residential Two Family (R2) Zone at 4227 Ince Boulevard.

ATTACHMENTS

<u>No.</u>	<u>Item</u>	<u>Pages</u>
1.	Draft City Council Resolution No. 2008-R_____.	1 – 4
2.	CEQA Categorical Exception.	5
3.	Vicinity Map.	6
4.	Aerial Photograph.	7
5.	Project Summary Sheet.	8 – 11
6.	March 12, 2008, Planning Commission Resolution No. P-2008001.	12 – 31
7.	February 13, 2008, Planning Commission staff report.	32 – 38
8.	February 13, 2008, Planning Commission minutes excerpt.	39 – 41
9.	March 12, 2008, Planning Commission staff report.	42
10.	March 12, 2008, Planning Commission minutes excerpt.	43
11.	March 26, 2008, Planning Commission staff report.	44 – 48
12.	March 26, 2008, Planning Commission minutes excerpt.	49 – 51
13.	Tentative Tract Map No. 69482 [Refer to attached plan].	52
14.	Preliminary Development Plans [Refer to attached plans].	53

Attachment 1

RESOLUTION NO. 2008-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 69482, TTM P-2007182, FOR THE CREATION OF A THREE (3) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES AT 4227 INCE BOULEVARD IN THE TWO FAMILY RESIDENTIAL (R2) ZONE.

WHEREAS, on March 26, 2006, the Planning Commission adopted Resolution No. 2008001, conditionally approving Site Plan Review, SPR P-2007176, and recommending approval of Tentative Tract Map No. 69482, TTM P-2007182, allowing the creation of three (3) lots and the construction of two (2) attached condominium units on each lot for a six (6) condominium unit development on property located at 4227 Ince Boulevard, described as Lot 4 of Tract 3244 / Map Book 37-22 in the Two Family Residential (R2) Zone in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in accordance with the California Environmental Quality Act, the City has determined the project to be Categorically Exempt [Class 32] in that the proposed project is considered "infill development"; and

WHEREAS, on May 27, 2008, following conclusion of the public discussion and thorough deliberation of the subject matter, the City Council determined by a vote of ____ to ____ that Tentative Tract Map No. 69482, TTM P-2007182, should be approved subject to Conditions of Approval stated herein below.

NOW, THEREFORE, the City Council of the City of Culver City, California, DOES HEREBY RESOLVE as follows:

1 1. That pursuant to the foregoing recitations and the provisions of
2 Culver City Municipal Code (CCMC) Title 15, Section 15.10.265, required findings for a
3 Tentative Tract Map, and subject to the Conditions of Approval provided below, the
4 following findings are hereby made:

5 **A. The proposed tentative tract map is consistent with the**
6 **General Plan.**

7 The proposed tentative tract map is consistent with the
8 General Plan Land Use and Housing Elements in that the
9 proposed residential subdivision shall provide new
10 residential opportunities as encourage by Objective 1 /
Policy 1.C. of the General Plan Housing Element.

11 **B. The design of the proposed subdivision is consistent**
12 **with the General Plan.**

13 The design of the proposed residential subdivision is
14 consistent with the General Plan Land Use Element in that
15 the design of the residential development provides sufficient
16 yard space along with patios furthering the goals of the
Housing Element. The proposed use is consistent with the
objectives of the General Plan land use designation that
encourage new residential opportunities.

17 **C. The site is physically suitable for the type of**
18 **development.**

19 The site is physically suitable for the proposed residential
20 subdivision in that the project complies with all zoning
21 standards and the proposed structures shall meet all
applicable development standards [i.e., setback, height,
parking and use].

22 **D. The site is physically suitable for the proposed density**
23 **of development.**

24 The site is physically suitable for the density and massing of
25 the proposed residential subdivision in that the site allows for
the number of housing units proposed and is consistent with
code required residential density limits and number of floors.

26 **E. The design of the subdivision is not likely to cause**
27 **substantial environmental damage or substantially and**
28 **avoidably injure fish or wildlife or their habitat.**

The proposed residential tentative tract map subdivision,
together with the onsite and offsite improvements, shall not
cause any known environmental damage and shall not

1 damage any fish and/or wildlife habitats because such fish
2 and/or wildlife habitats do not exist on or near the site. The
3 site is currently developed with a single family residence and
4 detached garage and partially paved, which does not serve
5 as a habitat for fish or other wildlife.

6 **F. The design of the subdivision is not likely to cause**
7 **serious public health problems.**

8 The proposed residential tentative tract map subdivision,
9 together with the onsite and offsite improvements, shall not
10 cause any known serious public health problems because all
11 applicable zoning code development standards shall be
12 meet, and the applicant is required to meet all of the
13 conditions of approval that the reviewing agencies of the
14 City, such as the Fire Prevention Division, Planning Division,
15 Building Safety Division and the Engineering Division have
16 recommended for the project. The use proposed for this
17 subdivision is consistent with residential land use as allowed
18 in the Zoning Code.

19 **G. The design of the subdivision will not conflict with**
20 **easements, acquired by the public at large, for access**
21 **through or use of, property within the proposed**
22 **subdivision.**

23 The proposed residential tentative tract map subdivision and
24 the onsite and offsite improvements shall not conflict with
25 any existing and/or proposed easements. Said existing
26 easements are outlined in the tentative tract map.

27 2. Pursuant to the foregoing recitations and findings, the City Council
28 of the City of Culver City, California, hereby approves Tentative Tract Map No. 69482,
TTM P-2007182, subject to the following conditions:

A. All conditions contained in Planning Commission Resolution
No. 2008001, pertaining to Tentative Tract Map No. 69482,
TTM P-2007182, shall be complied with; and

B. Prior to approval of the Final Map, the subdivider shall pay to
the City the prescribed in lieu parkland fee totaling
\$18,423.68 [i.e., \$3,070.61 per each of the six (6) units]
based on the calculations outlined in CCMC Section
15.06.300. The subdivider shall furnish a letter of credit or
other form of security, as approved by the City Attorney, to
guarantee payment of the required in lieu parkland fee within

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one (1) year after the date of approval of the Final Map, and guaranteeing the payment of all interest which accrues if the fee is not paid within the one (1) year period, provided that a partial in lieu parkland fee payment based on the in lieu fee outlined above per unit shall be made to the City out of the escrow no later than thirty (30) days following the sale of any unit which may occur within the one (1) year period described herein.

APPROVED and ADOPTED this _____ day of _____, 2008.

D. SCOTT MALSON, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN COLE,
City Clerk

CAROL A. SCHWAB,
City Attorney

JM/abn



THOMAS GORHAM
DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR



PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

Attachment No. 4

(310) 253-5710

FAX (310) 253-5721

NOTICE OF EXEMPTION

DATE: May 7, 2008

☒ Los Angeles County Clerk
Attention: Environmental Filing/Registration
12400 Imperial Highway, Suite 2001
Norwalk, California 90650

☐ Governor's Office of Planning and
Research
1400 Tenth Street, Room 121
Sacramento, California 95814

PROJECT:

Title and Case No.: Tentative Tract Map No. 69482, TTM P-2007182.

Address/Location: 4227 Ince Boulevard, located on the west side of the street, south of the Ince Boulevard / Lucerne Avenue intersection, in the City of Culver City, California 90232.

Project Description: Re-subdivide the site into three (3) lots for condominium purposes in the Residential Two Family (R2) Zone.

APPLICANT: Brooke Kaufman, Ince Boulevard LLC.

CULVER CITY APPROVAL ACTION:

1. City Council public hearing on May 27, 2008.

The decision making body, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the City's Guidelines and Regulations for the implementation of CEQA as follows:

Type of Exemption: Categorical Exemption, Section 15332 / Class 32 [Infill Developments]

2. Reason why project is Exempt:

The proposed project site, currently developed with a single family residence and a detached two (2) car garage, is proposed to be demolished, re-subdivided into three (3) lots and then each lot is to be developed with two (2) attached residential condominium units; for a total of six (6) units. The proposed project is consistent with the General Plan Land Use Element and Existing Zoning designation and standards applicable to the proposed residential use. The site measures 18,175 square feet and no dedication is required. The surrounding parcels are developed with single and multiple family uses. There are no endangered, rare or threatened species or habitats. The proposed project will not result in any significant impacts with regards to traffic, noise, water or air quality. Lastly, all public utilities and services required for the proposed project are available to the site.

Joseph Montoya, AICP, Associate Planner

ATTACHMENT 3: VICINITY MAP

Oversized document available for public viewing at the City Clerk's counter
during normal business hours

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AGENDA ITEM: City Council Consideration to Approve Tentative Tract
Map No. 69482, TTM P-2007182, to create a new three
(3) lot subdivision for six (6) condominium units on a
single lot in the Residential Two Family (R2) Zone at
4227 Ince Boulevard.

ATTACHMENT 4: AERIAL PHOTOGRAPH

Oversized document available for public viewing at the City Clerk's counter
during normal business hours

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4227 Ince Boulevard.

Attachment 5

PROJECT SUMMARY

Joseph Montoya, AICP, Associate Planner

APPLICATION TITLE & CASE NO:	
Site Plan Review, SPR P-2007176; and Tentative Tract Map No. 69482, TTM P-2007182.	
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:
4227 Ince Boulevard. The site is located on the west side of the street south of the Ince Boulevard and Lucerne Avenue intersection. The Los Angeles County Assessors list the property in Book 4204, Page 001, Parcel 38. The site is the easterly portion of Lot 4 of Tract 3244 / Map Book 37-22. The site is listed on City Atlas Sheets Nos. 14-15.	<u>Property Owner:</u> Ms. Brooke Kaufman Ince Boulevard LLC 211 South Spalding Drive / Unit #102N Beverly Hills, California 90212 (310) 467-3618 Office <u>Architect:</u> Mr. Virgil McDowell Virgil McDowell Incorporated 15304 Sunset Boulevard / Suite 202 Pacific Palisades, California 90272 (310) 459-8838 Office <u>Civil Engineer:</u> Mr. Phillip Roberts Paller – Roberts Engineering Incorporated 5701 Slauson Avenue / Suite 208 Culver City, California 90230 (310) 641-1853 Office
PERMIT/APPLICATION TYPE:	
☐ Administrative Use Permit. ☐ Conditional Use Permit. ☐ Administrative Site Plan Review. ☒ Site Plan Review. ☐ Administrative Variance. ☐ Variance. ☐ Master Sign Program. ☐ Certificate of Appropriateness. ☐ Certificate of Exemption. ☐ DOBI.	☐ Tentative Parcel Map. ☒ Tentative Tract Map. ☐ Lot Line Adjustment. ☐ Zoning Code Amendment – Text. ☐ Zoning Code Amendment – Map. ☐ General Plan Amendment – Text. ☐ General Plan Amendment – Map. ☐ Planned Unit Development. ☐ Specific Plan. ☒ Other: Address Master Plan.
APPROVAL BODY:	
☐ Administrative. ☒ Planning Commission [SPR/TTM]. ☒ City Council [TTM].	☐ Public Meeting ☒ Public Hearing ☒ Administrative ☐ Redevelopment Agency. ☐ Other: Cultural Affairs Commission.
ENVIRONMENTAL DETERMINATION AND NOTICING:	
CEQA Determination: 12/13/2007	☒ Categorical Exemption, Section 15332 / Class 32 [Infill Developments]. ☐ Negative Declaration. ☐ Mitigated Negative Declaration. ☐ Environmental Impact Report.
CEQA Noticing: Pending	☒ Notice of Exemption (within 5 days of decision). ☐ Notice of Intent to Adopt (21 days prior to decision). ☐ Notice of Determination (within 5 days of decision) ☒ Fish & Game Certificate of Fee Exemption (within 5 days of decision). ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness

PUBLIC NOTIFICATION:		
Mailing: 1/17/2008	☒ Property Owners. ☒ Occupants. ☒ Adjacent Property Owners & Occupants.	☐ within 300' foot radius. ☒ within 300' foot plus extended radius. ☒ Other: Always list.
Posting: 1/4/2008	☒ Onsite. ☐ Offsite.	☐ Other: NA.
Publication: NA	☐ Culver City News.	☐ Other: NA.
Courtesy Mailing: 1/17/2008	☒ City Council. ☒ Planning Commission. ☒ Master Mail List and E-Mail List. ☐ Culver City Website. ☐ Cable Crawler.	☐ Press Release. ☒ HOA / Neighborhood Groups [Culver City Homeowners Association]. ☒ Culver City Organizations [Chamber of Commerce, Culver City Observer, Culver City News and other individuals]. ☒ Others [East Culver City Neighborhood Alliance and Rancho Higuera Neighborhood Association].

ESTIMATED FEES:		
☐ New Development Impact: NA. ☒ In Lieu Parkland: \$TBD.	☒ School District: \$TBD. ☒ Public Art: \$TBD.	☒ Plan Check: \$TBD. ☒ Sewer: \$TBD.

INTERDEPARTMENTAL REVIEW:
Preliminary plans submitted November 14, 2007. Project Review Committee (PRC) review completed on December 13, 2007.

ART IN PUBLIC PLACES:
Required as a development of five (5) or more residential units per the CCMC.

GENERAL INFORMATION:	
General Plan: Low Density Two Family Residential.	Zoning: Two Family Residential (R2).
Redevelopment Plan: NA.	Overlay Zone/District: NA.
Legal Description: Southeasterly portion of Lot 4 of Tract 3244 (Map Book No. 37 – 22).	Existing Land Use: One (1) story single family residence and a detached two (2) car garage.

Project Description

Following demolition of the site, the site shall be re-subdivided into a three (3) lot subdivision. Thereafter, each lot shall be developed with two (2) two-story residential units, thereby providing a project with six (6) units. Other improvements include, but are not limited to, both onsite [i.e., landscaping, parking, trash enclosures, open space and fire hydrant] and offsite [i.e., curb, gutter, sidewalk, street tree and driveway aprons]. Subsequent administrative actions shall include an address master plan which shall be processed prior to the filing of any building permit.

Adjacent Zoning and Land Uses

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North [Lucerne Avenue]:	Two Family Residential (R2).	Single and multiple family residences.
East [Ince Boulevard]:	Two Family Residential (R2).	Single and multiple family residences.
South [Industrial tract]:	General Industrial (IG).	Office and industrial businesses.
West [Van Buren Place]:	Two Family Residential (R2) and Medium Density Multiple Family Residential (RMD).	Single and multiple family residences.

<u>Project Data</u>	<u>Proposed</u>	<u>Required</u>
<u>Land Area:</u>		
Total [No dedication required]:	18,175 SF / 0.41 Acres	NA
Proposed Lot 1: Area:	5,005 SF	5,000 SF Minimum
Frontage:	50'-0"	50'-0" Minimum
Proposed Lot 2: Area:	5,373 SF	5,000 SF Minimum
Frontage:	54'-0"	50'-0" Minimum
Proposed Lot 3: Area:	7,798 SF	5,000 SF Minimum
Frontage [Flag lot]:	15'-0"	15'-0" Minimum

<u>Density:</u>		
Lot 1:	2 units per lot	2 units per lot Maximum
Lot 2:	2 units per lot	2 units per lot Maximum
Lot 3:	2 units per lot	2 units per lot Maximum
Total:	6 units	6 units Maximum

<u>Building Area:</u>	<u>1st Floor</u>	<u>2nd Floor</u>	<u>Total Floor Area</u>	<u>Minimum</u>	<u>Maximum (A)</u>
Lot 1 / Unit #2:	796 SF	1,192 SF	1,988 SF	750 SF	3,502 SF
Lot 1 / Unit #4:	796 SF	1,192 SF	1,988 SF	750 SF	3,502 SF
Lot 2 / Unit #1:	796 SF	1,192 SF	1,988 SF	750 SF	3,649 SF
Lot 2 / Unit #3:	796 SF	1,192 SF	1,988 SF	750 SF	3,649 SF
Lot 3 / Unit #5:	829 SF	1,231 SF	2,060 SF	750 SF	4,619 SF
Lot 3 / Unit #6:	994 SF	1,399 SF	2,393 SF	750 SF	4,619 SF

(A) Maximum allowable building area is 1,500 SF plus 40% of net lot area [Section 17.210.202].

Open Space:

Private:

Lot 1 / Unit #2	342 SF	CCMC setbacks
Lot 1 / Unit #4:	306 SF	CCMC setbacks
Lot 2 / Unit #1 (A)	430 SF	CCMC setbacks
Lot 2 / Unit #3 (A):	258 SF	CCMC setbacks
Lot 3 / Unit #5 (A):	763 SF	CCMC setbacks
Lot 3 / Unit #6:	978 SF	CCMC setbacks

<u>Common:</u>	0 SF	None Required
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(A) Tabulation excludes additional open space from neighboring fence setback from property line.

<u>Project Data</u>	<u>Proposed</u>	<u>Required</u>
<u>Building Height [to roof]:</u>		
Lot 1 / Unit #2	29'-6" and 2 story	2 stories and 30'-0"
Lot 1 / Unit #4	29'-6" and 2 story	2 stories and 30'-0"
Lot 2 / Unit #1	29'-6" and 2 story	2 stories and 30'-0"
Lot 2 / Unit #3	29'-6" and 2 story	2 stories and 30'-0"
Lot 3 / Unit #5	29'-0" and 2 story	2 stories and 30'-0"
Lot 3 / Unit #6	29'-0" and 2 story	2 stories and 30'-0"
<u>Building Setbacks:</u>		
Lot 1 / Units #2 and #4:		
Front [Street facing]	15'-0" to 19'-6"	15'-0"
Side [Common driveway]	4'-0"	4'-0"
Side [Exterior / North]	4'-0" to 7'-6"	4'-0"
Side [Interior / West]	4'-0"	4'-0"
Rear	NA	NA
Lot 2 / Units #1 and #3:		
Front [Street facing]	22'-0" to 26'-6"	15'-0"
Side [Common driveway]	4'-0"	4'-0"
Side [Exterior / South]	4'-0" to 7'-0"	4'-0"
Side [Interior / West]	4'-0"	4'-0"
Rear	NA	NA
Lot 3 / Units #5 and #6:		
Front	NA	NA
Side [Interior / East]	4'-0"	4'-0"
Side [Exterior / North]	4'-0" to 8'-0"	4'-0"
Side [Exterior / South]	4'-0" to 5'-0"	4'-0"
Rear	10'-0" to 12'-6"	10'-0"
<u>Parking:</u>		
Unit #1 [2 Bedrooms]:	2 car garage	2 per unit
Unit #2 [2 Bedrooms]:	2 car garage	2 per unit
Unit #3 [2 Bedrooms]:	2 car garage	2 per unit
Unit #4 [2 Bedrooms]:	2 car garage	2 per unit
Unit #5 [2 Bedrooms]:	2 car garage	2 per unit
Unit #6 [2 Bedrooms]:	2 car garage	2 per unit
Total Parking:	12	12

Other

Public Utilities:

A. Cable:	Comcast;
B. Electricity:	Southern California Edison;
C. Natural Gas:	Southern California Gas Company;
D. Telephone:	AT&T;
E. Trash:	City of Culver City Sanitation Department;
F. Water:	Golden State Water Company; and
G. Zip Code:	Culver City, 90232.

Attachment 6

RESOLUTION NO. P-2008001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2007176, FOR THE CONSTRUCTION OF SIX CONDOMINIUM RESIDENTIAL UNITS AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP NO. 69482, TTM P-2007182, FOR THE THREE LOT SUBDIVISION FOR A TOTAL OF SIX AIRSPACE UNITS AT 4227 INCE BOULEVARD IN THE TWO FAMILY RESIDENTIAL (R2) ZONE.

(Site Plan Review, SPR P-2007176,
and
Tentative Tract Map No. 69482, TTM P-2007182)

WHEREAS, on November 14, 2007, Brooke Kaufman, representing Ince Boulevard LLC, the owner of the subject property, filed Site Plan Review and Tentative Tract Map applications for creation of three lots and the construction of two attached condominium units on each lot for a six condominium unit development on a property located at 4227 Ince Boulevard, in the Two Family Residential (R2) Zone and described as the easterly portion of Lot 4 of Tract 3244 / Map Book 37-22 in the City of Culver City, County of Los Angeles, State of California, and

WHEREAS, in order to implement said proposed project, approval of the following applications are required:

1. Site Plan Review for proposed development project to ensure compliance with the required standards and city ordinances and establish all onsite and offsite conditions of approval to reflect the site features and compatibility of the proposed project with the uses on adjoining properties; and

1 2. Tentative Tract Map for the subdivision of the project site into three (3) lots for
2 condominium purposes; and

3 WHEREAS, on February 13, 2008, the Planning Commission conducted a duly
4 noticed public hearing on these applications, fully considering the application, staff report,
5 plans, materials board, environmental information and all testimony presented, after which
6 the public hearing was continued to March 12, 2008; and
7

8 WHEREAS, on March 12, 2008, the Planning Commission opened the continued
9 public hearing on these applications and, at the request of the applicant, the public hearing
10 was continued to March 26, 2008; and
11

12 WHEREAS, on March 26, 2008, the Planning Commission opened the continued
13 public hearing on these applications, fully considering the application, supplemental staff
14 report, revised plans, revised materials board, environmental information and all testimony
15 presented and
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17 WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the
18 Planning Commission has determined the applications to be Categorically Exempt [Class 32]
19 in that the development involves a property less than five (5) acres in area within an
20 urbanized area where all public utilities and services are available and does not constitute a
21 habitat for threatened or endangered species; and
22

23 WHEREAS, following conclusion of the public discussion and thorough deliberation of
24 the subject matter, the Planning Commission determined by a vote of 3 to 1 [Kuechle] and 1
25 recused [Tiggs] that the project would not result in any environmental impacts, that a
26 Categorical Exemption finding was appropriate and that Site Plan Review, SPR P-2007176,
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1 and Tentative Tract Map No. 69482, TTM P-2007182, should be conditionally approved as
2 set forth herein below.

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

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
6 Municipal Code, and subject to the Conditions of Approval herein, the following findings are
7 hereby made:

8 **Site Plan Review, SPR P-2007176:**
9

10 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
11 Plan Review are hereby made:

- 12 **1. The general layout of the project, including orientation and location of buildings,**
13 **open space, vehicular and pedestrian access and circulation, parking and**
14 **loading facilities, building setbacks and heights, and other improvements on the**
15 **site, is consistent with the purpose and intent of this Chapter, the requirements**
16 **of the zoning district in which the site is located, and with all applicable**
17 **development standards and design guidelines.**

18 The general layout and design of the site improvements such as the massing of the
19 building, the layout of the parking area, and the landscaping are compatible with the
20 R-2 zoning district and the existing and potential new residential uses and
developments in the neighborhood. The preliminary development plans meet the
standards for a condominium development in the R2 Zone, including building setbacks
and height, unit size, private open space and the number and dimensions of parking
spaces.

- 21 **2. The architectural design of the structures and their materials and colors are**
22 **compatible with the scale and character of surrounding development and other**
23 **improvements on the site and are consistent with the purpose and intent of this**
24 **Chapter, the requirements of the zoning district in which the site is located, and**
25 **with all applicable development standards and design guidelines.**

26 The proposed two story condominium dwellings have height, massing and
27 architectural design of materials, finishes and colors consistent with surrounding
28 residential structures and the standards of the Zoning Code. The development of two
29 attached condominiums units on each of the three lots is compatible in scale with the
residential neighborhood and is consistent with surrounding properties. Overall, the
design of the dwellings is compatible with residential dwellings in the neighborhood

which consist of a variety of architectural styles and which are primarily single family and multiple family residential buildings.

3. **The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.**

The proposed site and landscape plans show landscaped along the perimeter of the site and through out the interior of the development. The total land area devoted to landscaping onsite is estimated to measure in excess of 3,500 square feet. The proposed landscaping includes ground cover, flowering plants, shrubs and trees and is designed to complement and enhance all of the building onsite. Street trees will also be included in the landscape plan. Furthermore, staff will review final landscaping and irrigation plans to ensure that the landscaping is appropriate for the site and consistent with the requirements of the Zoning Code.

4. **The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.**

The proposed project is in the best interest of the public health, safety, and general welfare because it is consistent with Policy 2.C of the General Plan Housing Element in that it provides compatible residential development and creates new housing. The project meets all the applicable development standards for multiple family residential uses. The proposed structures will not interfere with the use or enjoyment of neighboring properties. In addition, the site has been designed to allow vehicles to maneuver adequately and for the rear four units to exit the site head first and will not result in vehicular or pedestrian hazards. Furthermore, the parking provided onsite, meets the requirements of the Zoning Code. Lastly, the public sidewalk shall be extended along the frontage of the site in accordance with applicable public works standards.

5. **The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, street lights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.**

The existing and proposed public service facilities necessary to accommodate the project such as the width and pavement of Ince Boulevard, Lucerne Avenue and all other adjoining streets, traffic control devices, sewers, storm drains, parkways, sidewalks, street lights, fire protection devices and public utilities are – or shall be –

provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process. There are adequate existing public facilities necessary to service the project.

6. The proposed project is consistent with the General Plan and any applicable specific plan.

The project is consistent with the General Plan Low Density Two Family Residential designation and applicable General Plan policies. The project also helps fulfill Land Use Element Policy 2.B which encourages multiple family housing opportunities in areas designated for such development. And the project further supports Land Use Policy 1.H which ensures for adequate parking within residential neighborhoods.

Tentative Tract Map No. 69482, TTM P-2007182,

As outlined in CCMC Title 15, Section 15.10.265, the following required findings for a Tentative Tract Map are hereby made:

A. The proposed map is consistent with the General Plan.

The proposed tentative tract map is consistent with the General Plan Land Use and Housing Elements in that the proposed residential subdivision shall provide new residential opportunities as encourage by Objective 1 / Policy 1.C. of the General Plan Housing Element.

B. The design of the proposed subdivision is consistent with the General Plan.

The design of the proposed residential subdivision is consistent with the General Plan Land Use Element in that the design of the residential development provides sufficient yard space along with patios furthering the goals of the Housing Element. The proposed use is consistent with the objectives of the General Plan land use designation that encourage new residential opportunities.

C. The site is physically suitable for the type of development.

The site is physically suitable for the proposed residential subdivision in that the project complies with all zoning standards and the proposed structures shall meet all applicable development standards [i.e., setback, height, parking and use].

D. The site is physically suitable for the proposed density of development.

The site is physically suitable for the density and massing of the proposed residential subdivision in that the site allows for the number of housing units proposed and is consistent with code required residential density limits and number of floors.

1 **E. The design of the subdivision is not likely to cause substantial environmental**
2 **damage or substantially and avoidably injure fish or wildlife or their habitat.**

3 The proposed residential tentative tract map subdivision, together with the onsite and
4 offsite improvements, shall not cause any known environmental damage and shall not
5 damage any fish and/or wildlife habitats because such fish and/or wildlife habitats do
6 not exist on or near the site. The site is currently developed with a single family
7 residence and detached garage and partially paved, which does not serve as a habitat
8 for fish or other wildlife.

9 **F. The design of the subdivision is not likely to cause serious public health**
10 **problems.**

11 The proposed residential tentative tract map subdivision, together with the onsite and
12 offsite improvements, shall not cause any known serious public health problems
13 because all applicable zoning code development standards shall be met, and the
14 applicant is required to meet all of the conditions of approval that the reviewing
15 agencies of the City, such as the Fire Prevention Division, Planning Division, Building
16 Safety Division and the Engineering Division have recommended for the project. The
17 use proposed for this subdivision is consistent with residential land use as allowed in
18 the Zoning Code.

19 **G. The design of the subdivision will not conflict with easements, acquired by the**
20 **public at large, for access through or use of, property within the proposed**
21 **subdivision.**

22 The proposed residential tentative tract map subdivision and the onsite and offsite
23 improvements shall not conflict with any existing and/or proposed easements. Said
24 existing easements are outlined in the tentative tract map.

25 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
26 Commission of the City of Culver City, California, hereby approves and recommends to the
27 City Council for approval Tentative Tract Map, TTM P-2007136 (Tentative Tract Map No.
28 69482) and hereby approves Site Plan Review, SPR P-2007135, subject to the following
29 conditions:

1 **A. SITE PLAN REVIEW, SPR P-2007176**

2 **GENERAL CONDITIONS**

3 **Planning Division:**

- 4 1. The final working drawings shall conform to the revised preliminary development plans
5 stamped "Received – March 13, 2008", revised colored renderings and revised
6 materials board presented to and reviewed and approved by the Planning
7 Commission at its meeting on March 26, 2008, except as noted below. Said working
8 drawings shall include increased 4-sided architectural detailing on all exterior walls to
9 the satisfaction of the Planning Manager.
- 10 2. The resolution approving Site Plan Review, SPR P-2007176, and Tentative Tract Map
11 No. 69482, TTM P-2007182, and the Conditions of Approval shall be referenced on
12 the cover sheet, and repeated in full on attached additional sheets of the final working
13 drawings.
- 14 3. The applicant or the property owner shall provide the construction contractor(s) and
15 each subcontractor related to the Project a copy of the final project Conditions of
16 Approval. These conditions shall be enforceable through all legal and equitable
17 remedies, including the imposition of fines against each and every person who
18 conducts any activity on behalf of the property owner or the applicant on or near the
19 Project site. The applicant, property owner, and general construction contractor are
20 ultimately responsible for all actions or omissions of a subcontractor.
- 21 4. Conditions of approval herein shall apply to the applicant, the contractor/builder of the
22 project, the property owner and any successor property owner that may legally
23 assume benefit of this Site Plan Review.
- 24 5. The City reserves the right to periodically inspect the premises without prior
25 notification to ensure ongoing compliance with all conditions of approval.
- 26 6. The approval of this Site Plan Review shall expire unless (i) actual construction, in
27 accordance with a valid City-issued building permit, is commenced on the site within
28 one year after the effective date of the site plan review, or (ii) prior to the site plan
29 review expiration date, or any previously granted extension to that expiration date, a
written request for an extension, accompanied by any and all required fees, has been
satisfactorily filed by or on behalf of the applicant or property owner and, thereafter, an
extension is granted by the Community Development Director, or their designee or the
Planning Commission. During the period any extension request has been
satisfactorily and timely filed and any decision regarding that request has been made
by the City, this Site Plan Review approval shall be suspended.

- 1 7. By taking any benefit of this approval, the applicant and the property owner jointly and
2 separately hereby agree to indemnify, defend and hold harmless the City, and the
3 City's elected and appointed officials, officers, employees, agents, contractors and
4 consultants from and against any and all claims, demands, lawsuits, judgments,
5 liability, injury or damage that may result from or arise in connection with third party
6 challenges to the City's approval of the project.
- 7 8. The applicant, property owner and contractor(s) shall use all reasonable efforts to
8 reuse and recycle construction and demolition debris, to use environmentally friendly
9 materials, and to provide energy efficient buildings, equipment and systems.
- 10 9. All planted areas shall be landscaped and maintained pursuant to CCMC Title 17,
11 Section 17.310, Landscaping. After issuance of the building permit, a minimum of
12 three (3) sets of detailed landscaping and irrigation plans separate from the final
13 working drawings shall be submitted to the Planning Division for review and approval.
14 Said plans shall include the following additional features:
- 15 A. A minimum of two (2) trees of a species and size as determined by the
16 Planning Manager and Park Manager shall be planted within each of the private
17 fenced yard areas; and
- 18 B. Wall climbing vines shall be planted along the base of all perimeter walls in a
19 spacing to be determined by the Planning Manager and Park Manager; and
- 20 C. A tree relocation plan, prepared by a licensed landscape architect or arborist,
21 that contains an inventory of all onsite trees and a listing of all trees that can, to
22 the extent feasible, either be retained in their existing location or relocated
23 elsewhere onsite.
- 24 10. In addition to the screening requirements for onsite parking areas and Fire
25 Department connections, the following items shall be screened from surrounding and
26 nearby public and private properties in a manner consistent with City standards and
27 suitable to the subject development as approved by the Planning Manager. In
28 general, the height of any required screening device shall be no lower on any side
29 than the height of the highest feature requiring screening and:
- A. All exteriors of the proposed buildings shall be free of all un-aesthetically
treated, exposed elements (i.e., plumbing pipes, electrical conduits, and
National Pollution Discharge Elimination System (NPDES) elements) which
shall be placed within the exterior walls. Where exposed wall-mounted features
or equipment may be necessary (i.e., ventilators and utility meters), recessed
wall mounted cabinets or other similar devices shall be constructed within the
wall, whenever possible, to accommodate such features and equipment so that
they are flush with and do not project out from the main exterior wall plane.
With or without recesses, the exposed portions of such features or equipment

shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager;

B. All roof-mounted mechanical equipment, duct vents and the like shall not project above the horizontal plane of the building's lowest primary opaque architectural feature(s) (i.e., parapet walls, penthouse structures or screening walls); and

C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a street facing setback, or it shall be screened with walls and/or landscaping if not located within a street facing setback. Ground-mounted equipment shall not be located in the landscaped areas fronting any public right-of-way.

11. The public notification sign(s) installed in accordance with the CCMC public notification requirements for this review process shall be removed within ten (10) days of the end of the appeal period or the final decision of the City Council (if applicable), whichever occurs last.

12. The refuse containers assigned to or otherwise used by the complex shall be stored onsite in the trash enclosure.

13. All hardscape areas along both the exterior of the buildings and/or within the interior of the project sites shall include the use of decorative pavement [i.e., materials, finish and color] in select areas to the satisfaction of the Planning Manager.

14. The project and its operations shall comply with all applicable local, special district or authority, county and federal statutes, codes, standards, and regulations including, but not limited to, Building Safety Division, Fire Department, Planning Division and Public Works Department code requirements and it shall comply with all applicable comments and code requirements as determined during the City's building permit review process.

15. The perimeter walls of the project shall be provided with a stucco finish on both sides unless some other architectural treatment is approved by the City including, but not limited to, a split faced concrete block detail to be used on both sides of the wall.

16. The common driveway, garage driveway and garage floor area shall be treated with a medium broom finish in order to create an anti-skid surface.

17. Minor modifications to building siting or design may be approved by the Planning Manager in keeping with the general design and content of the project approval. The minor modifications may include, but not be limited to, the reconfiguration of the new building footprint so long as the GSF of the project is not materially increased and the adjoining pedestrian and vehicle access and landscape design are approved by the

1 Planning Manager and City Engineer. All minor modifications considered for approval
2 shall not be in conflict with any specifically approved or required development or
3 improvement feature, nor be in conflict with any other condition of approval or CCMC
4 requirement.

4 **Public Works Department / Engineering Division:**

5 18. Drainage devices, concrete curb and gutter, sidewalk, drive approach, and roadway
6 pavement shall be designed to the latest edition of the American Public Works
7 Association (APWA) Standard Plans. Roof drainage shall extend through the street
8 curb or to an onsite drainage inlet. All onsite drainage inlets shall convey pre-treated
storm water underground through the street curb.

9 19. A landscape plan for parkway landscaping and irrigation within the public right-of-way
10 shall be submitted for review and approval by the City Engineer. The owner shall
11 maintain the parkway area to the satisfaction of the Public Works Department. New
and existing street trees shall conform to the City's Street Tree Master Plan.

12 20. Per CCMC Section 5.01.010, Ordinance No. 2201-011 Solid Waste Management, the
13 Culver City Sanitation Division has the exclusive franchise for all solid and recyclable
14 waste material handling within the city limits.

15 21. The public sidewalk along the project's Ince Boulevard frontage shall be reconstructed
16 with new sidewalk, 4'-0" in width per APWA Standard Plans. The new sidewalk shall
17 be placed adjacent to the street right-of-way. The remaining parkway area between
18 the front edge of the new sidewalk and the back of the street curb shall be planted
with grass or an acceptable ground cover. This landscaping shall be irrigated and
maintained by the project's homeowner's association.

19 22. In lieu of a street tree planted in the public parkway, the applicant shall plant one (1)
20 "Brisbane Box" tree in the private property front yard landscape areas located at each
21 end of the project adjacent to Ince Boulevard. These trees shall be maintained by the
project's homeowner's association.

22 23. The existing street light along the project's frontage with Ince Boulevard shall be
23 replaced with a new street light and shall be upgraded to low voltage power. This
24 work shall include, but not be limited to, the installation of a new Ameron "Delphi" style
25 concrete pole with an acorn type fixture, installation of a new pull box and the
installation of new conduit and wiring.

26 **Building Safety Division:**

27 24. All onsite utilities shall be undergrounded or enclosed within the building construction.
28 No onsite overhead utilities shall be permitted.

29 25. Each unit shall have separate utilities.

- 1 26. Emergency egress shall be provided from all bedrooms, dens, home offices, or any
2 room that may be used for sleeping purposes.
- 3 27. All garages shall be one-hour rated to all living areas and all walls or floors enclosing
4 stairways from the garages or from the ground level shall be one-hour enclosed.
- 5 28. A complete and thorough geotechnical engineering design level report shall
6 accompany the overall construction permit application.
- 7 29. All common walls between units shall be two-hour rated.
- 8 30. Tempered or laminated glazing shall be specified at all hazardous locations.
- 9 31. No occupancy shall be permitted without the required subdivision recordation and
10 issuance of a final certificate of occupancy.
- 11 32. The overall construction permit application drawings shall indicate any construction
12 staging areas proposed.
- 13 33. The overall permit application drawings shall include a schedule of the special
14 inspections anticipated, the firm proposed for the special inspections and the resumes
15 of any special inspectors for this project. The City reserves the right to reject any
16 special Inspector at any time. If a City inspector is inspecting a portion of the work for
17 which a special inspection is required; the special inspection report shall be made
18 available to City inspector on their arrival to the jobsite. All jobsite supervisors,
19 contractors, and subcontractors shall give their priority to the City inspector when they
20 are on site.

21 Fire Department:

- 22 34. This project shall meet California Title 24 requirements.
- 23 35. An automatic fire sprinkler system shall be provided per CCMC Section 9.02 per
24 requirements of the National Fire Protection Association (NFPA) standard (13 D) and
25 as required by the Culver City Fire Department. The fire sprinkler system shall be
26 designed and installed by a California State licensed C-16 fire protection contractor
27 who shall submit plans to the Culver City Fire Department for review, permits, and
28 inspections prior to installation.
- 29 36. The project shall provide audible alarms within each unit that sound with the activation
of the water flow switch for that unit per NFPA and California Fire Code Article 10.
37. A Knox Box is required for access into common rooms and common secured areas
and a Knox key switch shall be provided for motorized or electrical operated /
controlled gates.

- 1 38. The project shall provide an address sign viewable and legible from the public way at
2 all times. In addition, an address sign for each unit shall be provided above each unit
3 entry and shall be illuminated from dusk to dawn.
- 4 39. Plans shall carry a "Fire Department Notes" section to include all life safety items.
5 Notes shall include all Fire Department conditions of approval and any other Code
6 requirements pertaining to life safety.
- 7 40. Provide a 15'-0" minimum clear width fire lane from the street facing property line to
8 the driveway terminus at the rear of the site abutting Units #5 and #6. Said fire lane
9 shall be provided with "red" color painted curbing and shall be posted and provided
10 with "Fire Lane - No Parking" "white" color stencil lettering as determined by the Fire
11 Marshal. The surface of the fire lane shall support the minimum weight of all
12 applicable fire apparatus as determined by the Fire Marshal.
- 13 41. All fascia and tops of exterior walls and parapets shall be constructed of hard
14 materials. Foam or soft materials as determined by the Fire Marshal shall be
15 prohibited.
- 16 42. The double detector check assembly required for the project shall be located and
17 screened from public view in a manner to the satisfaction of the Fire Marshal and
18 Planning Manager.

19 **PRIOR TO THE ISSUANCE OF ANY DEMOLITION, GRADING, EXCAVATION AND/OR**
20 **NEW CONSTRUCTION BUILDING PERMIT:**

21 **Planning Division:**

- 22 43. The applicant or property owner shall submit to the Planning Manager for approval:
- 23 A. An exterior light fixture and illumination plan. Said exterior lighting shall be
24 developed pursuant to CCMC Section 17.300, General Property Development
25 and Use Standards. The plan shall identify the location and type of all exterior
26 light fixtures. All lighting shall be directed onsite and light sources shall be
27 shielded so as not to be intrusive to surrounding properties;
- 28 B. A vector / pest control abatement plan prepared by a pest control specialist
29 licensed and/or certified by the State of California. Said plan shall outline all
steps to be taken prior to the commencement of any demolition/construction
activity so as to insure any and all pests [including, but not limited to, rodents,
bees, ants and mosquitoes] that may populate the subject site do not relocate
to or impact adjoining residences and/or businesses; and

1 C. In lieu of constructing a new perimeter wall along the southerly property line,
2 the applicant shall file a covenant for recordation, accompanied by payment of
3 all applicable fees, outlining written permission (in a form as may be required by
4 the City Attorney) from the property owner of the abutting commercial /
5 industrial park parcel to the south [i.e., 8690 Hayden Place] to use and maintain
6 the landscaping between the existing commercial / industrial park perimeter
7 wall and the south property line and to stucco and paint that portion of the
8 existing commercial / industrial park perimeter wall facing the interior of the site
9 in an architectural manner consistent with the other perimeter wall surfaces
10 facing the interior of the proposed residential project. If at any time the property
11 owner of the abutting commercial / industrial park parcel to the south withdraws
12 their consent to use the subject landscaped setback and perimeter wall, the
13 applicant (or future abutting property owner(s)) shall be responsible to construct
14 a new perimeter wall architecturally consistent with the project along the subject
15 property line and in accordance with the CCMC perimeter wall standards that
16 may be in effect at the time of construction.

11 **Public Works Department / Engineering Division:**

- 12
- 13 44. Two (2) sets of Site Improvement / Grading Plans prepared by a civil engineer
14 registered in the State of California shall be submitted to the Engineering Division for
15 review, approval and permitting prior to the start of work with applicable fees. The
16 plans shall include, but are not limited to, detailed drainage and grading of the site
17 indicated by topographical lines and spot elevations, existing and proposed drive
18 approach, driveway, sidewalk, curb, and gutter. The plans shall indicate all proposed
19 and existing utilities (i.e., sanitation and water) and be fully dimensioned to include up
20 to the centerline of Lucerne Avenue.
- 21 45. The applicant shall provide a geotechnical report from a State of California licensed
22 geotechnical engineer reporting on the suitability of the onsite soils to support the
23 proposed construction. The report shall include a liquefaction analysis and identify
24 any special considerations necessary to satisfy California Building Code (CBC)
25 requirements.
- 26 46. Prior to the commencement of any excavation, the applicant shall install a temporary
27 construction fence around the site. The height and fence material is subject to
28 approval by the City Engineer, Planning Manager and Building Official.
- 29 47. Due to the increased number of units and bedrooms, this project is subject to the
City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any
permit.
48. The applicant shall provide trash enclosure(s) to the satisfaction of the Sanitation
Division. Unless otherwise approved by the Sanitation Manager, the enclosure shall
provide a minimum inside dimensions of 10'-0" x 12'-0", a minimum 8'-0" wide clear
opening with gate, and a 6" x 6" concrete curb along the inside perimeter walls.

1 49. Upon completion of rough grading and prior to the issuance of a building permit, the
2 geotechnical and civil engineers shall submit certifications and final reports in
3 accordance with Appendix Chapter 33 of the CBC. These certifications and reports
shall be submitted to the Engineering Division for review and approval.

4 50. A hydrology and hydraulic study for the site drainage shall be prepared by registered
5 civil engineer in the State of California and submitted for review and approval.

6 Local Stormwater Pollution Prevention Plan

7 51. Concurrent with the submittal of the Site Improvement/Grading Plans, a Local Storm
8 Water Pollution Prevention Plan (LSWPPP) package prepared by a registered civil
9 engineer shall be submitted for review and approval by the City Engineer. The Site
10 Improvement Plans shall not be accepted for review unless the LSWPP Plan is
included in the submittal package.

11 52. Prior to the start of design of these plans and of necessary reports, the applicant shall
12 retain a civil engineer registered in the State of California who is experienced in
13 designing LSWPPP's. The civil engineer shall meet with the City's Stormwater
14 Program Manager to obtain information on the City-specific LSWPPP requirements.
15 The scope of the information shown on the site plan(s) shall be limited to NPDES
relevant information (i.e., turn off utility, architectural or other features not relevant to
the NPDES requirements).

16 53. The LSWPPP shall be developed and implemented in accordance with the
17 requirements of the current Los Angeles County Municipal Stormwater NPDES Permit
18 No. CAS614001 and CCMC Section 5.05.035. Prior to the issuance of any
19 demolition, grading, excavation and/or building permit, the applicant shall have a
LSWPPP package approved by the City Engineer.

20 54. The LSWPPP package shall include all of the individual items listed in the Engineering
21 Division's "Requirements for Local Storm Water Pollution Prevention Plan" handout. If
22 the LSWPPP package fails to contain all required items, the package shall not be
accepted.

23 55. Plan check fee for the LSWPPP package shall be paid at the time of the initial
24 submittal, per the most current fee established by the City Council and shall be
submitted to the attention of the City's Stormwater Program Manager.

25 56. The applicant shall appropriately and effectively implement the Best Management
26 Practices (BMPs) identified in the LSWPPP and reduce to the Maximum Extent
27 Practicable (MEP) both the volume of storm water leaving the site as well as the
28 amount of sediments and other pollutants in the storm water and the non-storm water
29 discharges.

1 **Building Safety Division:**

2 57. If prior to the issuance of a new construction building permit for the proposed project
3 the City adopts an ordinance requiring onsite generation of solar photovoltaic power,
4 then notwithstanding the fact that said ordinance may, by its terms, not be applicable
5 to projects that have already received site plan review approval, the applicant or
6 property owner shall nevertheless fully comply with all provisions of said ordinance as
if it did apply to the project.

7 58. The applicant shall submit to the Planning Division and Building Safety Division
8 records of all the "green" elements to be incorporated into the project. Said elements
9 shall be incorporated into the project prior to the issuance of any certificate of
occupancy.

10 59. The applicant shall perform complete asbestos and lead surveys of the onsite
11 structures and shall submit the results of the surveys to the Planning Division.

12 **Cultural Affairs:**

13 60. Payment of the public art in-lieu fee shall be made if the applicant or property owner
14 decides to meet the City's Public Art requirement by making payment to the City.

15 **DURING CONSTRUCTION:**

16
17 **Planning Division:**

18 61. Information that includes contact names and telephone numbers of the applicant,
19 property owner, construction contractor(s), and City, shall be posted at the project site
20 so as to be visible to the public. These names and telephone numbers shall be made
available to adjacent property owners and residents.

21 62. The applicant and property owner shall use their best efforts to ensure that all
22 construction workers and contractors park onsite or on the street directly in front of the
23 project site or at designated offsite locations approved by the City and not in the
surrounding neighborhood.

24 63. All graffiti shall be removed within 48 hours of its application and said removal
25 standards shall continue once the development becomes operational.

26 64. Hours of construction shall be limited to 8:00 AM to 6:00 PM Monday to Friday, and
27 9:00 AM to 6:00 PM on Saturday. Construction shall be prohibited on Sunday and
28 national holidays.

29 65. The following noise standards shall be complied with at all times:

- 1 A. No construction equipment shall be operated without an exhaust muffler, and
2 all such equipment shall have mufflers and sound control devices (i.e., intake
3 silencers and noise shrouds) that are no less effective than those provided on
4 the original equipment;
- 5 B. All construction equipment shall be properly maintained to minimize noise
6 emissions;
- 7 C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall
8 be setback from any street and other property lines so as to maintain the
9 greatest distance from the public right-of-way and from noise sensitive
10 receptors;
- 11 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators,
12 and air conditioning units) shall be minimized by proper selection of equipment
13 and the installation of acoustical shielding as approved by the Planning
14 Manager and the Building Official in order that compliance with the CCMC
15 Noise Regulations and Standards is achieved; and
- 16 E. Stationary source equipment (i.e., compressors) shall be located so as to
17 maintain the greatest distance from the public right-of-way and from noise
18 sensitive receptors.

19 **Public Works Department / Engineering Division:**

- 20 66. The construction contractor shall advise the Public Works inspector of the project
21 schedule and shall meet with the inspector prior to commencement of work.
- 22 67. Dirt hauling and construction material deliveries or removal shall be prohibited during
23 the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic
24 periods.
- 25 68. Dust shall be controlled by regular watering and as directed by the Public Works
26 inspector.
- 27 69. All staging and storage of construction equipment and materials, including the
28 construction dumpster and storage containers, shall be onsite only. The applicant
29 shall obtain prior written permission from adjacent property owners for any
construction staging occurring on adjacent property.
70. A copy of the Local SWPPP, inspection logs, and training records shall be kept onsite
and available for inspection at all times during construction.

1 PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:

2 **Planning Division:**

- 3
- 4 71. Pursuant to CCMC Section 15.10.755, parkland dedication or payment of an in-lieu
5 parkland fee shall be required.
- 6 72. The declaration of covenants, conditions and restrictions (CC&R's), the homeowners'
7 association bylaws and, if applicable, the condominium plan (Condo Plan) shall be
8 submitted to the City Attorney and approved. Additionally, the applicant shall record,
9 concurrently with the recordation of the final map, the City approved CC&R's and, if
10 applicable, the Condo Plan. Said CC&R's shall include the following:
- 11 A. If as outlined in Condition No. 43 of this resolution the property owner, in lieu of
12 constructing the southerly property line perimeter wall, has instead recorded a
13 covenant to postpone said wall construction in return to use the adjoining
14 property owners landscaped setback abutting the southerly property line, a
15 copy of this resolution shall be made part of the CC&R's, thereby providing all
16 property owners of the development with advance notice of the potential of the
17 future wall permitting, construction and related costs;
- 18 B. A requirement that each property owner shall use the interior space of the
19 attached garage for parking purposes and that failure to park their respective
20 vehicle(s) within the garage may be subject to penalty fees as deemed
21 appropriate by the subject homeowners association; and
- 22 C. A requirement that each property owner shall direct all guests driving a vehicle
23 to their respective units to park said vehicle within the paved area in front of
24 their respective garages prior to directing any guest to park within any street
25 curbside parking area within the subject neighborhood and that failure by the
26 property owner to direct visitors to park within the onsite guest parking area
27 noted above may be subject to penalty fees as deemed appropriate by the
28 subject homeowners association.
- 29 73. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction
of the City.
74. A Certificate of Occupancy (C of O) for the approved project shall be issued only upon
completion of all applicable conditions of approval and required onsite and offsite
improvements.

Public Works Department / Engineering Division:

75. The applicant shall remove the existing driveway approach located along Ince Boulevard and reconstruct a new driveway approach, driveway, curb and gutter per APWA Standards.
76. The applicant or property owner shall at their expense repair or replace any damage to the public right-of-way caused by the construction of the proposed project as deemed by the City. Such repair or replacement shall be completed to the satisfaction of the City Engineer.
77. All Conditions of Approval and public improvements shall be completed to the satisfaction of the City Engineer.
78. Prior to issuance of the Certificate of Occupancy, the operators and/or owners shall construct all the stormwater pollution control BMP's and structural treatment control BMP's shown on the approved SUSMP or site-specific mitigation plan and submit a stormwater observation report (may obtain form from the City's Stormwater Program Manager), which shall include a wet-signed and stamped certification statement by the engineer, who prepared the SUSMP site plans, confirming that the SUSMP BMP's have been built as designed.
79. The applicant shall submit to the City's Stormwater 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 the notarization of the Agreement, the applicant's civil engineer shall contact the City's Stormwater Consultant to review the Agreement and for information on other requirements associated with the recording process.
80. After the construction of the SUSMP-related BMP's, the applicant shall submit to the City's Stormwater Program Manager a completed Stormwater Observation Report Form (stamped and signed by the civil engineer or architect responsible for the SUSMP design) to certify, based on their observations, that all SUSMP-related BMP's have been constructed per the specifications and drawings.
81. All conditions of approval shall be completed to the satisfaction of the City Engineer.

Cultural Affairs:

82. Installation of the public art shall be made, and all required recordation completed, if the applicant or property owner decides to meet the City's Public Art requirement by installing public art onsite.

B. TENTATIVE TRACT MAP NO. 69482, TTM P-2007182

83. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California.
84. The final map shall conform to the conditionally approved tentative tract map approved by the Planning Commission.
85. The Tentative Tract Map shall expire within three (3) years after the date it becomes effective unless the applicant submits an extension request in writing to the Planning Manager and is granted said extension by the Planning Manager, the Planning Commission or the City Council.
86. The final map shall include a reference and illustrate the boundary of the "Fire Lane" as required by the Fire Marshal.
87. The project boundary shall be tied to at least one (1) City global positioning satellite (GPS) monument.
88. All required boundary monuments shall be installed prior to the recording of the final tract map. At a minimum, a spike and washer shall be set on the centerline of Ince Boulevard at the intersection of the prolongation of the project's northerly boundary. Each monument shall be tied to at least three (3) points, with lead and tags, and centerline tie notes filed with the Engineering Division.
89. An accurate horizontal control plan of the project improvements shall be submitted in order to determine the accurate dimensions of the lots and reciprocal access area and fire lane.
90. If required, an improvement bond and agreement shall be filed with the City prior to the recording of the final map for those improvements awaiting completion and approved by the City Engineer to be bonded. The bond shall include, but not be limited to, labor and material and be based on estimated construction costs as provided by the City.
91. The final map shall be submitted to the County of Los Angeles Department of Public Works for review, approval and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for Review.
92. A copy of the final tract map in digital and mylar formats shall be filed with the Engineering Division prior to final acceptance by the City.

1 93. The final tract map shall be recorded prior to the issuance of any Certificate of
2 Occupancy for any air space unit.

3 APPROVED and ADOPTED this 26th day of March 2008.
4

5 _____
6 DAVID ROCKWELL, VICE-CHAIR
7 PLANNING COMMISSION
8 CITY OF CULVER CITY, CALIFORNIA

9 Attested by:

10 _____
11 Yvonne Hunt
12 Administrative Secretary

13 JM/abn
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Attachment 7

City of Culver City, California Planning Commission Agenda Item Report

Meeting Date: February 13, 2008	Item Number: PH-1
AGENDA ITEM: Site Plan Review, SPR P-2007176, and Tentative Tract Map No. 69482, TTM P-2007182, for the Creation of Three Lots and Construction of Two Condominiums on each lot for a total of Six condominium units at 4227 Ince Boulevard in the Two Family Residential (R2) Zone.	
Contact Person/Dept.: Joseph Montoya, Phone Number: (310) 253-5736 Associate Planner	
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: A sign was posted on the site on January 4, 2008. Notices were mailed on January 17, 2008, to all property owners and occupants within a 300-foot radius of the site extended to the end of each block and to other interested persons. The notice was also emailed to the Master Notification List on January 17, 2008.	
Planning Approval: Thomas Gorham, Planning Manager on February 4, 2008.	
 <u>RECOMMENDATION:</u> That the Planning Commission: 1. Adopt a Class 32 Categorical Exemption for this project pursuant to the California Environmental Quality Act Section 15332 regarding Infill Developments (Attachment No. 4). 2. Approve Site Plan Review, SPR P-2007176, and Approve Tentative Tract Map No. 69482, TTM P-2007182, subject to the Conditions of Approval as stated in Resolution No. 2008-P001 (Attachment No. 5). <u>PROCEDURES:</u> 1. Chair calls on staff for a brief staff report and Planning 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.	

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

Request

On November 14, 2007, an application was submitted for a Site Plan Review and Tentative Tract Map to allow the demolition of a single-family dwelling and detached garage, the re-subdivision of the site into a three (3) lot subdivision and the construction of two (2) residential condominium units on each of the three new lots at the project site located at 4227 Ince Boulevard in the R2 Zone.

General Information

See Attachment No. 1, Project Summary.

Existing Conditions

The site is located on the west side of Ince Boulevard, south of the Ince Boulevard / Lucerne Avenue intersection as outlined in the Vicinity Map (Attachment No. 2) and the Aerial Photograph (Attachment No. 3). The neighborhood surrounding the site is developed with a mix of single-family and multiple-family residential structures to the north, east and west. To the south, the site abuts an existing commercial / industrial development.

The Land Use Element of the City's General Plan designates this area as Low Density Two Family Residential. The site measures 18,175 square feet. The R2 Zone allows up to three (3) parcels to be created and up to two (2) units on each of the proposed parcels. The project site is currently developed with a single family dwelling and a detached garage.

Project Data

The proposed six (6) residential condominium units will be two stories in design and measure a maximum of 29 feet - 6 inches in height. Units vary in size between 1,988 and 2,393 square feet in floor area and have three bedrooms. Each unit has two parking spaces in an attached garage. No onsite guest parking is required nor provided. All improvements are proposed to be consistent with the provisions of the Culver City Municipal Code (CCMC).

City of Culver City, California
Planning Commission Agenda Item Report

DISCUSSION:

1. SITE PLAN REVIEW

Architectural Design

As outlined in the preliminary development plans (Attachment No. 6), the proposed units conform to all regulations of the R2 Zone. The two-story height, pitched roof, decorative trim and combination of building materials (i.e., siding, trim, doors, windows, shutters, roof and lighting fixtures) and colors (i.e., white and tans) is reminiscent of classic colonial architecture. The design is further amplified by the provision of attached two car garages with direct unit access, fenced private yards and screened trash enclosure areas. Overall, the design of the proposed project is deemed to be compatible with other residential structures in the neighborhood and the building height and massing is consistent with the zoning standards of the R2 Zone. A colored rendering and materials board for the project shall be available at the meeting.

Landscaping

As required by the CCMC, the applicant shall landscape all front, side and rear yards not devoted to paved driveways, walkways or patios. The proposed landscaping shall complement the buildings and enhance the aesthetic appearance of the development. A preliminary landscape plan is included in the preliminary development plans made part of this report. Said plan includes the planting of trees within the above referenced yard areas which shall range from six to nine feet in height at planting. The majority of said trees shall reach 20 and 35 feet in height at maturity while other trees shall be in the range from 12 to 15 feet in height at maturity. Complete landscape and irrigation plans shall be submitted to the Planning Division for review and approval prior to installation and final inspection. Said plans shall also address the existing offset of the perimeter wall along the southerly property line abutting the industrial parcel located at 8690 Hayden Place. It is desired for the applicant to be granted permission from the 8690 Hayden Place property owner [in a manner to the satisfaction of the City] to use the subject offset land area for passive landscape use and to modify the side of the perimeter wall facing the new residential project so as to be architecturally consistent with the balance of the project. However, if such permission is not granted prior to the start of construction, the applicant shall be required to construct a new perimeter wall along the subject property line.

City of Culver City, California
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Neighborhood Compatibility

The proposed development is located along the 4200 block of Ince Boulevard which is a local residential street developed with single and multiple family residences. Said street terminates just south of the subject property at a point abutting the perimeter wall and emergency fire access gate of the adjacent industrial park [as opposed to a more traditional circular cul-de-sac]. In regards to density, the R2 zoning of the site permits the six (6) proposed units. Since each of the three lots is intended to have no more than two attached units, the proposed massing and bulk of this project is deemed to be compatible with the adjoining neighborhood.

Traffic, Circulation, and Parking

The existing 46 foot wide Ince Boulevard public right-of-way has been deemed by the Engineering Division to sufficiently serve the subject parcel fronting along Ince Boulevard with adequate cutter, curb, parkway, sidewalk, street lighting and street trees as more specifically outlined in the recommended conditions of approval.

The proposed common driveway along the center of the site – intended to provide vehicle and pedestrian access to/from the rear four units – has been deemed by the Fire Department and Sanitation Division to provide adequate access for emergency vehicles and trash pick-up services as more specifically outlined in the recommended conditions of approval.

The configuration of the proposed onsite driveway, aisleway and vehicle maneuvering areas are designed in accordance with all applicable CCMC standards. Each of the 6 units is provided with an attached two car garage. Although the CCMC does not require any onsite guest parking for this duplex development plan, the two units facing Ince Boulevard are provided with a garage setback that results in two extra parking spaces in front of each garage.

As for the remaining rear four units, any additional parking demand in excess of the two car garage capacity shall be satisfied by the legal parking of said vehicles along the curbside public parking permitted along the surrounding residential neighborhood streets [i.e., Ince Boulevard and Lucerne Avenue] in a manner consistent with that used by the existing residents of the neighborhood. Furthermore, the density of the overall development will not create any significant traffic impacts; therefore the project was deemed by the Engineering Division to not require a traffic study. Based on the above, the proposed project is in conformance with all applicable CCMC requirements as to parking and traffic.

City of Culver City, California
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2. TENTATIVE TRACT MAP

As outlined in the tentative tract map (Attachment No. 7), the State Subdivision Map Act and CCMC Chapter 15.10 regulate the subdivision of land. Among numerous objectives, the tentative tract map process allows the City to review the proposed condominium subdivision to ensure all necessary improvements and requirements are provided. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with all applicable State and local regulations as more specifically outlined in the recommended conditions of approval.

SUMMARY:

Comments Received During Public Comment Period

As of the writing of this report, staff has received only one written public comment on this proposed project. Said comment is from the property owner to the north (4215 Ince Boulevard) regarding both the utility easement abutting the westerly (rear) property line of the subject site which serves both properties and the existing 6" +/- chimney encroachment from the 4215 Ince Boulevard site onto the subject project site and corresponding perimeter wall details.

Regarding the utility easement, both the applicant's civil engineer and the City's Engineering Division have reviewed the document and determined the utility easement will not be changed or impacted as a result of the proposed project. Accordingly, no further action is required on this issue.

Regarding the existing chimney encroachment and corresponding perimeter wall, the Planning Division and Engineering Division were made aware of this concern on February 4, 2008, and on that same date jointly met with the adjoining property owner at the site. After inspecting the existing chimney location and the existing block wall configuration along the north property line [with said wall belonging to the applicant] it was determined the existing perimeter wall may also have sub-grade footings that are encroaching onto the adjacent 4215 Ince Boulevard site. Based on these noted field conditions, and after reviewing the preliminary development plans, it was determined by staff a minor adjustment to the existing [or new] perimeter wall configuration along the north property line [with appropriate documentation as may be required by the City Attorney] may be considered for approval by the City so as to retain the chimney in its existing location while still providing the side yard for Lot 1 / Unit #4 with all applicable dimension as required by the CCMC. Later that same date, the applicant and adjoining property owner met and concurred that some form of an adjustment to

City of Culver City, California
Planning Commission Agenda Item Report

the perimeter wall is possible. Therefore, following discussions with the applicant, staff has drafted a proposed condition of approval requiring this chimney / wall issue to be jointly resolved between the applicant and adjoining property owner prior to the issuance of any new construction building permit.

Legal Standard for Decision / Project Findings

CCMC Title 17, Zoning, Section 17.540.020, requires certain findings shall be made before an application for a Site Plan Review can be approved. Additionally, CCMC Title 15, Section 15.10.630, lists the finding required to be made by the Planning Commission before a Tentative Tract Map application can be approved. Based on the proposed preliminary development plans and recommended conditions of approval, staff is of the opinion the project is compatible with the surrounding neighborhood, onsite landscaping will enhance the development which is consistent with the Culver City General Plan and adequate public utilities are provided. Additionally, the Tentative Tract Map meets all requirements of the CCMC and the State Subdivision Map Act. Staff is of the opinion that the findings for Site Plan Review, SPR P-2007176, and Tentative Tract Map No. 69482, TTM P-2007182, can be made as outlined in Resolution No. 2008-P001 (Attachment No. 5).

Lastly, the addition of 5 net new residential units add to the overall housing inventory of the City and is credited towards the Regional Housing Needs Assessment (RHNA) allocation assigned to the Culver City.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is a Class 32 Categorical Exemption (Attachment No. 4) as an "Infill Development" project. As outlined herein, the project consists of the re-subdivision of the site into three lots and the construction of two attached condominium residential units on each lot for a total of six (6) units. The project is deemed to be consistent with the General Plan and R2 zoning standards. The development occurs on an 18,175 square foot site, substantially surrounded by single and multiple family residential uses, with an abutting industrial use to the south. The property has no value as habitat for endangered, rare or threatened species in that it is currently developed as a single-family dwelling with a detached two car garage. The scope and size of the project shall not result in significant impacts with regard to traffic, noise, water, or air quality. Lastly, all of the required public utilities and services are available to the subject property and the project intends to continue the residential use of the site.

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 proposed project with the recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the proposed project with additional and/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 proposed project if the applications do not meet the required findings.

ATTACHMENTS:

1. Project Summary.
2. Vicinity Map.
3. Aerial Map.
4. CEQA Notice of Exemption.
5. Resolution No. 2008-P001.
6. Tentative Tract Map No. 69482 [1 Sheet].
7. Preliminary Development Plans file dated January 16, 2008 [13 Sheets].

Attachment 8

Minutes Excerpt / 4227 Ince Boulevard

REGULAR MEETING OF THE
PLANNING COMMISSION, CITY OF CULVER CITY,
CALIFORNIA

February 13, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith, Commissioner
Absent: Andrew Weissman, Commissioner
(Excused)

Staff Present:
Susan Yun, Senior Planner
Heather Baker, Deputy City Attorney
Joseph Montoya, Associate Planner

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PH-1. Site Plan Review and Tentative Tract Map for a
new Six Unit Residential Condominium Project
located at 4227 Ince Boulevard.

Chair Tiggs recused himself from this item.
Vice Chair Rockwell presided over the meeting.

Joseph Montoya gave a brief summary of the project.

Present for the applicant:

- Brook Kaufman (Property Owner)
- Anthony Bouza (Attorney)
- Virgil McDowell (Architect)

Heather Baker advised the Commission that a 3-0 vote
would be necessary to approve or deny the item due to the
presence of only three Commissioners. A 2-1 vote would
be required to continue the item to another meeting.

Question was raised whether the bylaws of the Commission
were created by the City Council or the Planning
Commission.

Heather Baker explained the bylaws can be written by the Planning Commission, but would have to be approved by the City Council.

COMMISSIONER COMMENTS:

Commissioner Smith Frost:

- Asked for clarification of whether the strip of land where the wall is located would be a part of the project.
- Inquired whether the parking space requirement would be different if the property was re-zoned for one lot as opposed to three.
- Hours of construction are excessive; suggested 8-6 Monday-Friday; 9-6 Saturday; no construction on Sunday.
- Stated that project is consistent with the Zoning Code and would approve the project.

Vice Chair Rockwell:

- Questioned whether any consideration had been given to two lots as opposed to three and subterranean parking.
- Stated that larger rooms would have been desirable.
- Supports the project but not without sufficient information regarding actual project appearance.

Commissioner Kuechle:

- Felt the staff report and information regarding the subdivision was insufficient.
- Questioned where the subdivision ordinance is located in the Code and where the findings for a subdivision are stated.

Heather Baker informed the Commission that the ordinance is in Section 15.10.265

- Inquired about the average size of properties in the project area to use as a comparison to justify compatibility of this project with the area.
- Questioned whether the General Plan allows for six units on this parcel; requested documentation.

Planning Commission
February 13, 2008
Page 3 of 3

- Inquired how much parking would be required for the six units.
- Questioned whether the Planning Commission is obligated to approve projects if findings for a subdivision are met.
- Inquired whether applicant would be willing to post a bond (in regards to adjacent neighbor wall issue) to ensure compliance if the project were approved.
- Cannot approve the project due to the number of changes presented the Commission this evening.
- Has concerns regarding the appearance and compatibility to the other properties in the area.
- Requested a more sufficient material board.
- Suggested more guest parking spaces.

Applicant will have to provide substantiation for the following:

- Elevations;
- Articulations;
- Comparisons to neighboring properties;
- Sufficient materials board; and
- Guest parking configuration

Motion to continue this item to the March 12, 2008 meeting was moved by Commissioner Kuechle, seconded by Commissioner Smith Frost. **Vote 3-0.**

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Attachment 9

City of Culver City, California Planning Commission Agenda Item Report

Meeting Date: March 12, 2008	Item Number: PH-1
AGENDA ITEM: Site Plan Review, SPR P-2007176, and Tentative Tract Map No. 69482, TTM P-2007182, for the Creation of Three Lots and Construction of Two Condominiums on each lot for a total of Six condominium units at 4227 Ince Boulevard in the Two Family Residential (R2) Zone.	
Contact Person/Dept.: Joseph Montoya, Phone Number: (310) 253-5736 Associate Planner	
Public Hearing: ☒	Action Item: ☐ Attachments: ☐
Public Notification: This item was continued at the February 13, 2008, Planning Commission meeting to March 12, 2008. Therefore no further public notification is required.	
Planning Approval: Thomas Gorham, Planning Manager on March 3, 2008.	
<u>RECOMMENDATION:</u> That the Planning Commission: 1. Open the public hearing; and 2. Continue the item to March 26, 2008. <u>BACKGROUND:</u> The applicant is still in the process of revising the preliminary development plans and materials board for the referenced project in order to respond to the comments raised by the Planning Commission at the February 13, 2008, meeting. Accordingly, at the request of the applicant, this item is to be continued to the March 26, 2008, Planning Commission meeting.	

Attachment 10

Minutes Excerpt / 4227 Ince Boulevard

REGULAR MEETING OF THE
PLANNING COMMISSION, CITY OF CULVER CITY,
CALIFORNIA

March 12, 2008
7:00 P.M.

Call to Order & Roll Call

Present: Marcus Tiggs, Chair
Andrew Weissman, Commissioner
John Kuechle, Commissioner
Linda Smith, Commissioner
Absent: David Rockwell, Vice Chair
(Excused)

Staff Present:
Susan Yun, Senior Planner
Heather Baker, Assistant City Attorney
Nancy Tahvili, Assistant Planner

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PH-1 Site Plan Review and Tentative Tract Map for a new Six Unit Residential Condominium Project located at 4227 Ince Boulevard. (Staff Report: Joseph Montoya (310) 253-5736.) Continue to March 26, 2008.

Motion to continue the item to March 26, 2008 was made by Commissioner Weissman, seconded by Commissioner Kuechle. Vote 5-0.

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Attachment 11

City of Culver City, California Planning Commission Agenda Item Report

Meeting Date: March 26, 2008	Item Number: PH-1
AGENDA ITEM: Site Plan Review, SPR P-2007176, and Tentative Tract Map No. 69482, TTM P-2007182, for the Creation of Three Lots and Construction of Two Condominiums on each lot for a total of Six condominium units at 4227 Ince Boulevard in the Two Family Residential (R2) Zone.	
Contact Person/Dept.: Joseph Montoya, Phone Number: (310) 253-5736 Associate Planner	
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: This item was continued from both the February 13, 2008, and the March 12, 2008, Planning Commission meetings to March 26, 2008, therefore no additional public notification is required. However, the sign posted on the site was revised to reflect the March 26, 2008, continued Planning Commission meeting date.	
Planning Approval: Thomas Gorham, Planning Manager on March 17, 2008.	
 <u>RECOMMENDATION:</u> That the Planning Commission: 1. Adopt a Class 32 Categorical Exemption for this project pursuant to the California Environmental Quality Act Section 15332 regarding Infill Developments (Attachment No. 4). 2. Approve Site Plan Review, SPR P-2007176, and Approve Tentative Tract Map No. 69482, TTM P-2007182, subject to the Conditions of Approval as stated in Resolution No. 2008-P001 (Attachment No. 5). <u>PROCEDURES:</u> 1. Chair calls on staff for a brief supplemental staff report and Planning 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.	

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

The public hearing on these applications was opened on February 13, 2008. At the end of that evening's discussion the Planning Commissioner was unable to make a decision and continued the item to March 12, 2008. Please refer to the minutes excerpts in Attachment No. 10.

Thereafter, at the applicant's request, the March 12, 2008, continued public hearing was opened and continued to March 26, 2008, without taking any additional public testimony or discussion.

Please refer to the February 13, 2008, Planning Commission staff report and attachments for the required background information to these applications. New information and analysis is provided herein below.

DISCUSSION:

In response to the Planning Commission comments received at the February 13, 2008, meeting, the applicant revised the project details as follows:

Revised Preliminary Development Plans

The preliminary development plans (Attachment No. 7) have been revised and expanded so as to now total sixteen (16) sheets and include the following illustrated revisions:

<u>No.</u>	<u>Revisions</u>
2:	Detailed landscaping plan with notations and onsite parking for residents and guest totaling 24 spaces;
3:	Onsite and offsite parking with turning movements;
10-14:	Architectural detailing and materials call-out, and the outlines of existing buildings next door;
15:	Photographic of sample street facing elevation; and
16:	Detailed landscaping plan with notations.

City of Culver City, California
Planning Commission Agenda Item Report

Revised Materials Board

The materials board has been revised to insure a sample of all primary and secondary building material elements of the proposed project including the following:

1. Concrete;
2. Light fixtures;
3. Paint;
4. Roofing;
5. Shutters;
6. Stucco; and
7. Windows.

The revised materials board will be available at the hearing.

Neighborhood Summary

At the request of the Planning Commission, a summary of the surrounding neighborhood [i.e., the subject site (Parcel 1) and seventeen (17) other parcels (Parcels 2 through 18)] was prepared as outlined in Attachment No. 8. The attachment includes a listing of the primary address, lot area, zoning and number of units for each of the eighteen (18) parcels plus a map illustrating the neighborhood boundary and existing lot configurations. Primary notes on the summary indicate the subject neighborhood includes a variety of:

1. Lot frontages, lot depths and lot areas;
2. Housing types including single family, duplex, triplex and multi-family [apartment and condominium]; and
3. Housing tenure with a combination of owner and renter occupied units.

Lastly, it is noted the two (2) parcels located directly across the street from the subject site [i.e., Parcel 17 (4218 Ince Boulevard) and Parcel 18 (4228 Ince Boulevard)] – if joined – would be most similar to the subject site and would have similar development characteristics as follows:

<u>No.</u>	<u>Item</u>	<u>Subject Site</u>	<u>Parcels 17 and 18</u>
1.	Zoning	R2	R2
2.	Lot Frontage	119 feet	129 feet
3.	Lot Depth	154 feet – 218 feet	211 feet – 212 feet
4.	Lot Area	18,175 square feet	18,554 square feet
5.	Unit Yield	6.[proposed]	5 [existing].

City of Culver City, California
Planning Commission Agenda Item Report

Public Comments

A total of five letters and/or e-mails have been received regarding this project and are included in Attachment No. 9.

Revised Resolution of Approval

In response to the above referenced public hearing continuations of the Planning Commission meeting dates, the revised plans, the revised materials board, the draft resolution of approval has been revised and is now dated "Revised – March 17, 2008" and included herein as Attachment No. 5.

Summary

Based on the original staff analysis of the project, and after reviewing the revised plans, revised materials board and surrounding neighborhood comments and analysis, staff remains of the opinion the proposed project is compatible with the surrounding neighborhood and that it remains consistent with all applicable development standards of the CCMC and the Culver City General Plan. Therefore, staff's recommendation of approval subject to the conditions listed in the revised resolution attached herein remains as presented.

ALTERNATIVE OPTIONS:

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

1. Approve the proposed project with the revised recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the proposed project with additional and/or different revised conditions of approval if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Disapprove the proposed project if the applications do not meet the required findings.

City of Culver City, California
Planning Commission Agenda Item Report

ATTACHMENTS:

- February 13, 2008, staff report [7 Pages].
- 1. Project Summary.
- 2. Vicinity Map.
- 3. Aerial Map.
- 4. CEQA Notice of Exemption.
- 5. Revised Resolution No. 2008-P001 [20 Pages].
- 6. Tentative Tract Map No. 69482 dated January 16, 2008 [1 Sheet].
- 7. Revised Preliminary Development Plans dated March 13, 2008 [16 Sheets].
- 8. Neighborhood Summary [2 Pages].
- 9. Public Comments [6 Pages]:
- 10. Minute Excerpt of the Planning Commission meeting of February 13, 2008.

Attachment 12

Minutes Excerpt / 4227 Ince Boulevard

REGULAR MEETING OF THE
PLANNING COMMISSION, CITY OF CULVER CITY,
CALIFORNIA

March 26, 2008
7:00 P.M.

Call to Order & Roll Call

Present: David Rockwell, Vice Chair
John Kuechle, Commissioner
Linda Smith Frost, Commissioner
Andrew Weissman, Commissioner

Absent

(Excused): Marcus Tiggs, Chair

Staff Present:

Thomas Gorham, Deputy Community Development Director
Joseph Montoya, Associate Planner
Heather Baker, Assistant City Attorney

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PH-1. Site Plan Review and Tentative Tract Map for a new Six Unit Residential Condominium Project located at 4227 Ince Boulevard. (Staff Report: Joseph Montoya (310) 253-5710.) **Approve.**

Joseph Montoya gave a brief staff report on the project.

Public Speakers:

Larry Loughlin:

- Contrary to applicant's claims of contact with the residents, has never been contacted.
- Six units or subdivision should not be allowed in R2 zone.

Eleanor Osgood:

- Culver City is being targeted by developers to build large condominium projects in R2 zones.
- Opposes project because of possible loss and/or destruction of greenery, traffic congestion and the size of the project.
- Concerns regarding affordability.

Present for the applicant:

Brooke Kaufman (Applicant)
Virgil McDowell (Architect)
Anthony Bouza (Attorney)

Comments from Commissioners:

Commissioner Smith Frost

- Observed that some of the existing lots in the neighborhood adjacent to the project area are below the minimum-required lot size, while others are above.
- Supports the subdivision and the project.

Commissioner Kuechle

- Stated the buildings still appear to have no articulation.
- Questioned the significance of the band between the first and second floors.
- Concerns about lack of open space; project will use every foot of buildable space.

Commissioner Weissman

- Questioned how the Commission addresses the applicant's willingness to add articulation to the project.
- Suggested a condition to have homeowners to assure that guests park onsite.
- Observed that two of the lots are over the allowed lot size.
- Stated residents should be required to use the garage areas as a garage and not for storage.

Vice Chair Rockwell

- Comfortable that additional parking space issues have been addressed.
- Stated there is still no articulation in the design and questioned applicant on their willingness to add articulation to the project.

Thomas Gorham stated staff is currently working on design guidelines for new projects. Commissioner Kuechle suggested the guidelines be developed as soon as possible.

Motion to approve the Categorical Exemption, was moved by Commissioner Smith Frost, seconded by Commissioner Kuechle.

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March 26, 2008
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Vote 4-0.

Motion to approve the Site Plan Review and Tentative Tract Map, as amended, was moved by Commissioner Smith Frost, seconded by Commissioner Weissman. Vote 3-1 (opposed/Kuechle).

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ATTACHMENT 13: TENTATIVE TRACT MAP NO. 69482

Oversized document available for public viewing at the City Clerk's counter
during normal business hours

MEETING DATE: 05/27/08

AGENDA ITEM: City Council Consideration to Approve Tentative Tract Map No. 69482, TTM P-2007182, to create a new three (3) lot subdivision for six (6) condominium units on a single lot in the Residential Two Family (R2) Zone at 4227 Ince Boulevard.

ATTACHMENT 14: PRELIMINARY DEVELOPMENT PLANS

Oversized document available for public viewing at the City Clerk's counter
during normal business hours

MEETING DATE: 05/27/08

AGENDA ITEM: City Council Consideration to Approve Tentative Tract
Map No. 69482, TTM P-2007182, to create a new three
(3) lot subdivision for six (6) condominium units on a
single lot in the Residential Two Family (R2) Zone at
4227 Ince Boulevard.