

MEETING DATE: 06/13/11

AGENDA ITEM: Public Hearing – Adoption of a Resolution Approving Tentative Tract Map No. 71511 (Case No. TTM P-2011037, Creating a One Lot Subdivision for Seven (7) Residential Condominium Units at 4139 – 4145 Duquesne Avenue.

ATTACHMENTS

<u>No.</u>	<u>Item</u>	<u>Pages</u>
1.	Draft City Council Resolution No. 2011-R____.	1 – 4
2.	Planning Commission Resolution No. P-2011004.	5 – 26
3.	April 27, 2011, Planning Commission Draft Minutes.	27 – 29
4.	Public Comments [Five (5) Letters].	30 – 34
5.	Project Summary.	35 – 37
6.	Vicinity Map.	38
7.	Aerial Photograph.	39
8.	Tentative Tract Map No. 71511.	40
9.	Approved Preliminary Development Plans.	41 – 61

ATTACHMENT 1

RESOLUTION NO. 2011-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 71511, TTM P-2011037, FOR THE CREATION OF A ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES CREATING SEVEN (7) AIRSPACE UNITS AT 4139 – 4145 DUQUESNE AVENUE IN THE MEDIUM DENSITY MULTIPLE – FAMILY RESIDENTIAL (RMD) ZONE.

WHEREAS, on April 27, 2011, the Planning Commission adopted Resolution No. P-2011004, conditionally approving Site Plan Review, SPR P-2011036, and recommending approval of Tentative Tract Map No. 71511, TTM P-2011037, for the creation of a one lot subdivision for condominium purposes so as to develop seven (7) airspace units on property located at 4139 – 4145 Duquesne Avenue, described as Lots 8 and 9 in Block 18 of Tract No. 1775 in the Residential Medium Density Multiple – Family (RMD) 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 based on Section 15315 / Class 15 [Minor Land Divisions] and Section 15322 / Class 2 [Infill Development]; and

WHEREAS, on June 13, 2011, 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. 71511, TTM P-2011037, 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:

ATTACHMENT 1

1. That pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Title 15, Section 15.10.265, required findings for a Tentative Tract Map, and subject to the Conditions of Approval provided below, the following findings 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 balconies and roof decks 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 structure 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.

ATTACHMENT 1

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

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

- 13 **F. The design of the subdivision is not likely to cause**
14 **serious public health problems.**

15 The proposed residential tentative tract map subdivision,
16 together with the onsite and offsite improvements, shall not
17 cause any known serious public health problems because all
18 applicable zoning code development standards shall be
19 provided, and the applicant is required to meet all of the
20 conditions of approval which the reviewing agencies of the
21 City, such as the Fire Prevention Division, Planning Division,
22 Building Safety Division, Environmental Programs and
23 Operations Division, Parks Division, Engineering Division
24 and Police Department have recommended for the project.
25 The use proposed for this subdivision is consistent with
26 residential land use as allowed in the Zoning Code.

- 27 **G. The design of the subdivision will not conflict with**
28 **easements, acquired by the public at large, for access**
29 **through or use of, property within the proposed**
30 **subdivision.**

31 The proposed residential tentative tract map subdivision and
32 the onsite and offsite improvements shall not conflict with
33 any existing and/or proposed easements.

34 2. Pursuant to the foregoing recitations and findings, the City Council
35 of the City of Culver City, California, hereby approves Tentative Tract Map No. 71511,
36 TTM P-2011037, subject to the following conditions:

ATTACHMENT 1

- 1 A. All conditions contained in Planning Commission Resolution
2 No. 2011004, pertaining to Tentative Tract Map No. 71511,
3 TTM P-2011037, are incorporated herein by this reference
4 as though fully set forth in full.
- 5 B. Prior to approval of the Final Map, the subdivider shall pay to
6 the City the prescribed in lieu parkland fee totaling
7 \$43,188.00 [i.e., \$6,169.00 per each of the seven (7) units]
8 based on the calculations outlined in CCMC Section
9 15.06.300. The subdivider shall furnish a letter of credit or
10 other form of security, as approved by the City Attorney, to
11 guarantee payment of the required in lieu parkland fee within
12 one (1) year after the date of approval of the Final Map, and
13 guaranteeing the payment of all interest which accrues if the
14 fee is not paid within the one (1) year period, provided that a
15 partial in lieu parkland fee payment based on the in lieu fee
16 outlined above per unit shall be made to the City out of the
17 escrow no later than thirty (30) days following the sale of any
18 unit which may occur within the one (1) year period
19 described herein.

20 APPROVED and ADOPTED this _____ day of _____, 2011.

21 _____
22 Micheál O'Leary, MAYOR
23 City of Culver City, California

24 ATTEST:

25 _____
26 MARTIN R. COLE, City Clerk

27 A11-00278

28 APPROVED AS TO FORM:

29 
30 CAROL A. SCHWAB, City Attorney

ATTACHMENT 2

RESOLUTION NO. P-2011004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2011036, FOR THE CONSTRUCTION OF SEVEN (7) CONDOMINIUM RESIDENTIAL UNITS AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP NO. 71511, TTM P-2011037, FOR THE RESUBDIVISION OF PROPERTY FOR A TOTAL OF SEVEN (7) AIRSPACE UNITS AT 4139 – 4145 DUQUESNE AVENUE IN THE MEDIUM DENSITY MULTIPLE – FAMILY RESIDENTIAL (RMD) ZONE.

(Site Plan Review, SPR P-2011036,
and
Tentative Tract Map No. 71511, TTM P-2011037)

WHEREAS, on February 24, 2011, On Duquesne LLC, property owner (the "Property Owner") of 4139-4145 Duquesne Avenue (the "Property"), acting as applicant (the "Applicant") filed Site Plan Review and Tentative Tract Map applications for creation of one (1) lot and the construction of a seven (7) condominium unit development on property located at 4139 – 4145 Duquesne Avenue in the Medium Density Multiple – Family Residential (RMD) Zone and described as Lots 8 and 9 in Block 18 of Tract No. 1775 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

ATTACHMENT 2

2. Tentative Tract Map for the subdivision of the project site into one (1) lot for condominium purposes; and

WHEREAS, on April 27, 2011, the Planning Commission conducted a duly noticed public hearing on these applications, fully considering the applications, staff report, preliminary development plans, materials board, tentative tract map, environmental information and all testimony presented, after which the public hearing was closed, and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the applications are Categorically Exempt per Section 15315, Class 15, Minor Land Division and Section 15332, Class 32, Infill Development in that the proposed development involves a property less than five (5) acres in area within an urbanized location where all public utilities and services are available and the proposed project does not constitute a habitat for threatened or endangered species; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of 5 to 0 that the project would not result in any environmental impacts, that a Categorical Exemption finding was appropriate and that Site Plan Review, SPR P-2011036, and Tentative Tract Map No. 71511, TTM P-2011037, should be conditionally approved as set forth herein below.

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

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

Site Plan Review, SPR P-2011036:

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

ATTACHMENT 2

1. **The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, 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 general layout and design of the site improvements such as the massing of the building, the layout of the parking area, and the landscaping are compatible with the RMD zoning district and consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines and existing developments in the neighborhood. The preliminary development plans meet the standards for a condominium development in the RMD Zone, including building setbacks and height, unit size, private open space and the number and dimensions of parking spaces.

2. **The architectural design of the structures and their materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are 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 two story condominium project height, massing and architectural design, materials, finishes and colors are consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines, surrounding residential structures and the RMD standards of the Zoning Code. Overall, the design of the project is compatible with residential dwellings in the neighborhood which consist of a variety of architectural styles and which are primarily 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 street facing yard area, the perimeter side yards, the rear yards and within the subterranean parking garage. The proposed landscaping includes ground cover, flowering plants, shrubs and trees and is designed to complement and enhance all of the buildings onsite. A landscaped parkway and street trees are also included in the landscape plan. The landscaping is also consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines and

ATTACHMENT 2

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

5 The proposed project is in the best interest of the public health, safety, and general
6 welfare because it is consistent with Policy 2.C of the General Plan Housing Element
7 in that it provides compatible residential development and creates new housing. The
8 project meets all the applicable development standards for multiple family residential
9 uses and is consistent with the Gateway Neighborhood Multi-Family residential Design
10 Guidelines. The proposed project shall not interfere with the use or enjoyment of
11 neighboring properties. In addition, the site has been designed to allow vehicles to
12 maneuver adequately and will not result in vehicular or pedestrian hazards.
13 Furthermore, the parking provided onsite, meets the requirements of the Zoning Code.
14 Lastly, the public sidewalk along the frontage of the site shall be reconstructed in
15 accordance with applicable public works standards.

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

21 The existing and proposed public service facilities necessary to accommodate the
22 project such as the current and future width and pavement of Duquesne Avenue and
23 all other adjoining streets, traffic control devices, sewers, storm drains, parkways,
24 sidewalks, street lights, fire protection devices and public utilities are – or shall be –
25 provided for adequately as confirmed by the City agencies which reviewed the project
26 during the interdepartmental review process. Furthermore, there are adequate
27 existing public facilities necessary to service the project.

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

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

ATTACHMENT 2

Tentative Tract Map No. 71511, TTM P-2011037,

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

1. 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.

2. 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 balconies and roof decks 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.

3. 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 structure shall meet all applicable development standards [i.e., setback, height, parking and use].

4. 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.

5. The design of the subdivision is not likely to cause substantial environmental damage or substantially and 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 damage any fish and / or wildlife habitats because such fish and / or wildlife habitats do not exist on or near the site. The site is currently fenced and developed with a vacant duplex, a vacant single family residence and vacant detached ancillary structures and is partially paved, which does not serve as a habitat for fish or other wildlife.

ATTACHMENT 2

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

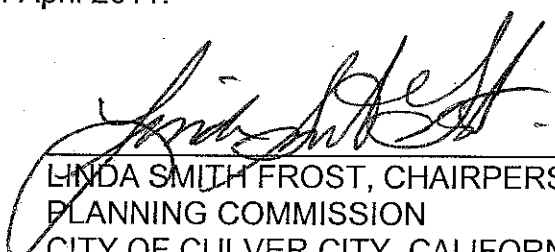
The proposed residential tentative tract map subdivision, together with the onsite and offsite improvements, shall not cause any known serious public health problems because all applicable zoning code development standards shall be provided, and the applicant is required to meet all of the conditions of approval which the reviewing agencies of the City, such as the Fire Prevention Division, Planning Division, Building Safety Division, Environmental Programs and Operations Division, Parks Division, Engineering Division and Police Department have recommended for the project. The use proposed for this subdivision is consistent with residential land use as allowed in the Zoning Code.

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

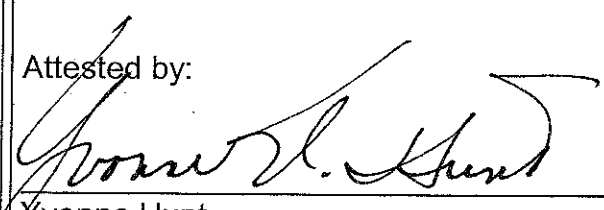
The proposed residential tentative tract map subdivision and the onsite and offsite improvements shall not conflict with any existing and/or proposed easements.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR P-2011036, and hereby recommends that the City Council approve Tentative Tract Map No. 71511, TTM P-2011037, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 27th day of April 2011.


LINDA SMITH FROST, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:


Yvonne Hunt
Administrative Secretary

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a seven (7) unit condominium development with 15 on-site parking spaces (the "Project"), for the property located at 4139 – 4145 Duquesne Avenue (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
15.	Trash enclosures shall be provided and shall each have a minimum inside dimensions as approved by the Environmental Programs and Operations (EPO) Manager, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the EPO Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works / Fire / Planning	Standard	
16.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
17.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building / Fire	Standard	
18.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
19.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
20.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
21.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	
22.	The Project shall be subject to a City required irrevocable offer of dedication for street purposes along the entire street frontage of the Property at a depth of ten feet measured from the existing street facing property line as identified on the survey dated November 8, 2010 submitted with the application for the Land Use Permit (the “Dedication”). All plans submitted for review to the City shall indicate the Dedication and the future property line resulting from the Dedication. This area of land shall remain as private property until such time as Duquesne Avenue is widened and the City accepts the dedication.	Public Works/ Planning	Special	
23.	The driveway shall be provided with decorative pavement of a color and texture as approved by the Planning Manager between the street and a point parallel to the face of the building. An expansion joint shall be provided at a point aligned with the future property line resulting from the Dedication.	Planning	Special	
24.	All new on-site trees shall be planted behind the future property line resulting from the Dedication.	Planning	Special	
25.	All walls and fencing within the front yard setback area shall be provided with a vertical control joint and/or break-away connection aligned with the future property line resulting from the Dedication.	Planning	Special	
26.	The surface of all vehicle maneuvering areas shall be provided with an anti-squeal finish as approved by the Planning Manager.	Planning	Special	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
27.	The base of the exterior metal stairs leading to and from the subterranean garage shall be provided with a stucco finish consistent with the finish of the Project's buildings.	Planning	Special	
28.	The proposed driveway ramp shall be designed to be compatible with the future widening of Duquesne Avenue as determined by the City Engineer.	Public Works	Special	
29.	The Project's sewer system shall connect to the existing sewer main in Duquesne Avenue.	Public Works	Special	
30.	Onsite drainage shall be designed to not flow into the proposed trash enclosure area.	Public Works	Special	
PRIOR TO BUILDING PERMIT ISSUANCE				
31.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
32.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
33.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
34.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
35.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
36.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

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

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
38.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
39.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
40.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
41.	An arborist report which studies the existing street trees along the property frontage to determine if they are healthy enough to remain shall be submitted to the City Engineer. If said street trees are determined to be unhealthy, replacement street trees shall be provided as determined by the City Engineer.	Public Works	Special	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
42.	Calculations prepared by a State of California licensed civil engineer determining the appropriate size and capacities of the proposed sump pump for the subterranean garage shall be provided. A secondary emergency pump system shall also be provided. Said calculations shall be submitted to the City Engineer.	Public Works	Special	
43.	A geotechnical report prepared by a State of California licensed geotechnical engineer reporting on the suitability of the onsite soils to support the proposed construction shall be provided. Said report shall also include a liquefaction analysis and identify any special considerations necessary to satisfy California Building Code (CBC) requirements.	Public Works	Special	
44.	The plans submitted for building permit shall indicate the accurate location of the existing sewer main at the rear of the project. A report prepared by a State of California licensed geotechnical engineer shall identify and determine the impacts, if any, that the proposed building and/or perimeter wall may have on the structural integrity of the sewer main pipe. The geotechnical engineer shall submit calculations and recommendations for the adequate protection of the sewer main to the satisfaction of the City Engineer.	Public Works	Special	
DURING CONSTRUCTION				
45.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
46.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
47.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building Inspector.	Building	Standard	
48.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
49.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
50.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	
51.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
52.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
53.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
54.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	
55.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
56.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
57.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
58.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
59.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on <u>March 9, 2011</u> , at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
60.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
61.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
62.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	
63.	The existing Duquesne Avenue parkway shall be landscaped and irrigated to the satisfaction of the City's Landscape Architect and the City's Arborist. The irrigation shall be connected to the private on-site irrigation system.	Public Works	Special	
64.	All existing driveway approaches located along the Project's frontage with Duquesne Avenue shall be removed and replaced with a new driveway approach, curb and gutter, sidewalk, and/or parkway landscaping designed and constructed to the satisfaction of the City Engineer.	Public Works	Special	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
65.	The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California and submitted to the Los Angeles County Department of Public Works for review and approval. A duplicate copy of the first plan check submitted to the County shall be submitted to the City.	Public Works	Special	
66.	The final map shall include a five foot wide easement dedicated to the City for sewer line purposes along the rear of the Property as determined by the City Engineer.	Public Works	Special	
67.	The final map shall include a irrevocable offer of dedication for street purposes along the entire street frontage of the Property at a depth of ten feet measured from the existing street facing property line as identified on the survey dated November 8, 2010 submitted with the application for the Land Use Permit.	Public Works	Special	
68.	The Project boundary shall be tied to at least one City global positioning satellite (GPS) monument.	Public Works	Special	
69.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set on the centerline of Duquesne Avenue to indicate the intersection of the prolongation of the project's northerly property line with this street. Each monument shall be tied to at least three points, with lead and tags, and centerline tie notes shall be filed with the Engineering Division.	Public Works	Special	
70.	The final map shall be recorded and a duplicate mylar copy of the recorded final map shall be submitted to the Engineering Division.	Public Works	Special	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
71.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on <u>April 27, 2011</u> , except as modified by these Conditions of Approval.	Planning	Standard	
72.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
73.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
74.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
75.	The Property Owner shall maintain all street trees and parkway landscaping along the property frontage at his/her sole cost and expense.	Public Works	Standard	

ATTACHMENT 2

Exhibit A
Resolution No. P-2011004
SPR P-2011036; TTM P-2011037

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
76.	If and when the Duquesne Avenue street widening project is implemented, all walls, fences, irrigation, planting, driveway and other private improvements on the Property that fall within the widened street area shall be moved, adjusted, and/or reconstructed, by and at the expense of the Property Owner, and in a manner approved by the Planning Manager, to a point co-terminus with the future property line.	Planning	Special	

ATTACHMENT 3

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

April 27, 2011
7:00 p.m.

Call to Order & Roll Call

The meeting of the Planning Commission was called to order at 7:05 p.m.

Present: Linda Smith Frost, Chair
Anthony Pleskow, Vice Chair
John Kuechle, Commissioner
Marcus Tiggs, Commissioner
Scott Wyant, Commissioner

o0o

Pledge of Allegiance

Joseph Montoya, Associate Planner, led the Pledge of Allegiance.

o0o

Public Hearing

Item PH-1

Site Plan Review and Tentative Tract Map to allow the development of a seven (7) unit condominium project located at 4139-4145 Duquesne Avenue

Joseph Montoya, Associate Planner, provided a summary of the material of record.

Thomas Gorham, Planning Manager, outlined the process and reported on the status of the item.

A discussion ensued between staff and Commissioners regarding control joints and break away connections; Condition 12; typographical errors and inconsistencies; color renderings; code requirements for guest parking; design guidelines; glare; and average lot coverage.

Chair Smith Frost opened the public hearing.

Dana Sayles, On Duquense LLC, provided a presentation on the proposed project.

ATTACHMENT 3

Chair Smith Frost invited public participation.

The following members of the audience addressed the Commission:

Catherine Yanda expressed support for the project and the outreach; she discussed the proposed setback and widening of Duquense; front yard size; existing covenants; the design guidelines for Gateway; and she requested that the issue of proposed widening be separated out for an agendaized discussion.

Dan Beck expressed support for the project and questioned when construction would begin and what the next steps in the process would be.

Thomas Gorham, Planning Manager, explained next steps in the process.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER WYANT, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

A discussion ensued between staff and the Commission regarding the possible widening of Duquense; dedications from properties; eminent domain proceedings; clarification that setbacks require the 10-foot strip of land to remain clear whether or not Duquense is widened; equity between the front and back yards; the site plan; reasons for the street widening; concern with setting a precedent; and whether the owners would have sited the building differently if there was not the potential for street widening.

Dana Sayles, On Duquense LLC, discussed the setback and the way the building was sited.

Additional discussion between Commissioners and staff included whether the dedication is required procedurally on other projects; Commission discretion; design guidelines; the cost of not making a decision; prevailing setbacks in the neighborhood; the Circulation Element and the General Plan Update; curbcuts; fencing; rear unit entry; the parking court; hardscaping and landscaping; balcony space; natural light for bathrooms; structural design; wall thickness; air conditioning; the roof deck; roofing materials; drainage; garbage collection; the stair tower
28 roof; roof height; catwalks; definition of the front yards;

ATTACHMENT 3

open access to the front door; the driveway; the quality of the interior space; and providing development of the entry and walkway to the rear four units.

Dana Sayles, On Duquense LLC, discussed site planning; access to rear units; the importance of side by side garages; back-up space; width of the walkway; garage widths; guest parking; space limits; prevailing conditions; driveway locations; the massing plan; lighting issues; the bridge; bathroom light and ventilation; mechanical units and screening requirements; roof paint; gutters and downspouts; the stair tower; efforts to address privacy, security, and street noise; the front yard fences; and the intent to replicate the feeling of the surrounding neighborhood.

Dan Stein discussed the widening of Duquense and effects to the project.

Additional discussion between staff, Commissioners and the speakers included the public element between the front door and the sidewalk; the overlap between public and private space; the parking court area; design development; permeable surfaces; green guidelines; entry areas; security issues; gates; the relationship of the front yard and the living room; public access; guest parking; on-street parking spaces; development by local residents; and support for the project.

MOVED BY COMMISSIONER KUECHLE, SECONDED BY COMMISSIONER TIGGS, AND UNANIMOUSLY CARRIED THAT THE PLANNING COMMISSION: ADOPT RESOLUTION 2001-P004 APPROVING SITE PLAN REVIEW SPRP 20111036 AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP NO. 71511.

oOo

ATTACHMENT 4

4.16.11

Joseph Montoya, Planning Dept.
City of Culver City, CA 90232

Planning Staff and Commissioners;

I am writing in support of the 4139-4145 Duquesne Project, because I think it succeeds in meeting many of the objectives contained in our Neighborhood Guidelines.

The project is friendly to the pedestrian street experience. The front-yard fences are held back from the sidewalk a generous 2' to heighten a double-sided parkway effect. Front doors are set near grade, facing the street. Living room areas open to front yards, encouraging sociability from interiors to yards to sidewalk.

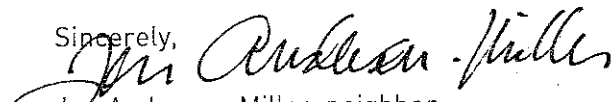
The project's overall massing is manipulated deftly into smaller components that help give depth, interest and residential scale to the façade. Having a front façade with three dwellings; one paired, then a break for drive access with bridge above, then the third unit, helps to give variety rather than symmetry and monotony – a good move. The planes of the façade are manipulated both horizontally and vertically, and the dominant “shoulders” of the massing rest at 25', nicely below the typical 30' limit; stair turrets break the roofline with solar paneled rooves.

I'm particularly fond of the orientation of the two housing volumes being set parallel to the street, rather than perpendicular. This way, as one passes the drive opening of the front units, there's an intriguing peek at a mews row within. When housing masses are arranged perpendicular to the street, this semi-submerged area becomes a banal strip of pavement between bookends – nicely avoided here.

Other details deserve a nod; courtyard windows syncopated for privacy; planting cuts and decorative pavement cuts promote on-site water percolation; the use of LEED-rated materials and systems for sustainability.

To keep Duquesne Avenue a neighborly and yet slightly more urban experience than the rest of the Gateway Neighborhood is a tricky balance, and I hope this project becomes a successful precedent towards that goal.

Sincerely,


Jon Andersen-Miller, neighbor
4055 Lincoln Ave, Culver City

RECEIVED
APR 19 2011
Culver City
Planning Division

ATTACHMENT 4
Karen Kurokawa

4231 LINCOLN AVENUE
CULVER CITY, CA 90232-3217

voice (310) 204-0871
fax (310) 839-9406

April 25, 2011

Mr. Joseph Montoya
Planning Department
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

RECEIVED
APR 26 2011
Culver City
Planning Division

RE: 4139-4145 Duquesne Multi-Family Development

Dear Mr. Montoya:

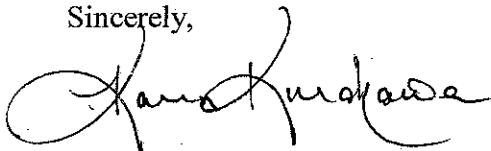
I'm writing this letter in support of the design presented by On Duquesne LLC for seven condominiums on two lots at 4139-4145 Duquesne Avenue.

While working on the Gateway Neighborhood's Multifamily Residential Neighborhood Design Guidelines, I summarized three broad "best existing features" of the neighborhood, under which all goals and objectives could be subsumed. These are a park-like streetscape experience, restrained scale, and diversity of style and form. To my mind, if a development advances these "best features" in its attempt to apply the specific guidelines in a manner that makes sense for the particulars of the site and the target demographic, then I consider the spirit and the intent of the guidelines to have been respected.

After reviewing the plans and elevations being presented to you for this project, I believe this to be the case for 4139-4145 Duquesne. I think that this project makes a great step forward in bringing our ideals for the neighborhood to Duquesne Avenue in a way that respects the slightly more urban character of this street. The designers and developers have taken the guidelines seriously, and where they have made trade-offs between one guideline and another, have taken steps to mitigate the impacts of those decisions. For example, although the driveway is not at the side of the lot, its placement actually reduces the perception of building bulk, which supports both ideals of restraint in scale and visual diversity. As you discuss the strengths and weaknesses of this project, you will see the many other ways the project seeks to support the guidelines' ideals and how the designers have deftly managed to turn as many trade-offs as possible to our neighborhood's advantage.

This being the case, I can say without reservation that as a first-test of our Gateway Neighborhood's Multifamily Residential Neighborhood Design Guidelines, this is a quality result of which we can all be proud.

Sincerely,



Karen Kurokawa, neighbor

ATTACHMENT 4

Richard David
4161 Duquesne Ave
Culver City, CA 90232

April 25, 2011

Joseph Montoya
City of Culver City
9770 Culver Blvd
Culver City, CA 90232

Re: 4139 - 4145 Duquesne Avenue project

Dear Mr. Montoya;

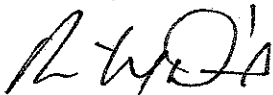
My family and I own three lots on Duquesne Ave, one being directly adjacent to the south of the project currently under review and known as the "4139 – 4145 Duquesne Avenue" project¹. We appreciate the fact that the developer, Sayles Management, has contacted us to discuss the project and to keep us apprised about the details of the development.

We are nearly life-long residents of Culver City and we love the character of our city. We've witnessed the ebb and flow of the status of the neighborhoods as well as all of the positive changes that have occurred, especially in the downtown area. We feel that as part of the "entrance" to our city, Duquesne Avenue should be considered as a "highlight" to the area – however, sadly, this has not been the case.

We applaud the efforts of Sayles Management and support the project as it exists. It's long overdue that the dilapidated buildings that exist on the site be "exchanged" for nicely built and well-thought-out units which will enhance the local area and Duquesne Avenue specifically.

I can be reached at (310) 871-8117 should you find the need to contact me.

Sincerely,



Richard David

¹ P-2011036 = Site Plan Review (SPR);
P-2011037 = Tentative Tract Map (TTM); and
P-2011038 = CEQA Categorical Exemption.

RECEIVED
APR 27 2011
Culver City
Planning Division

ATTACHMENT

Wendy Samuels

310.503.9255

4137 Duquesne Ave. Culver City, CA 90232

Joseph Montoya
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232

April 26, 2011

Dear Mr. Montoya,

This letter is written to you in regards to the property to be developed on Duquesne, which lies adjacent, south, of my property, referred to as 4139-4145 Duquesne ...

Case Numbers:

P-2011036 = Site Plan Review

P-2011037 = Tentative Tract Map

P-2011038 = CEQA Categorical Exemption

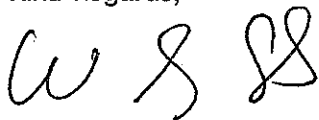
As I will be unable to attend the meeting on Wednesday, April 27, I would like to acknowledge the following, through this letter:

1. Dana Sayles and her husband, architect and developer have been very open, communicative, reasonable and accessible with their intent, plans and details of the pending development.
2. They have listened with care and genuine interest to my personal concerns and/or issues and have strove to get back to me with answers and solutions, expeditiously.
3. They have incorporated into and changed their plans to accommodate my interests.
4. The proposed design is, in my opinion, tasteful, contemporary and thoughtful and will add a lovely element to our street and city.
5. I'm happy they have decided to place the driveway to the subterranean parking, in the middle, rather than the side of the units. It makes for a more friendly and congruous attitude with the street.
6. They have made it clear that they will continue to listen and work with me when there are issues that directly affect me, and my property, in particular, our shared fence.
7. They have been quick to remedy the unsightly overgrowth and have done a good job in maintaining the landscape and buildings.

In closing, I look forward to this project getting underway and, most importantly, the end result which I believe will be an attractive addition and modification to our neighborhood.

Thank you for your time and attention.

Kind Regards,



Wendy Samuels
Cc: Dana Sayles

RECEIVED
APR 27 2011
Culver City
Planning Division

Montoya, Joseph
ATTACHMENT 4

From: Meghan Sahli-Wells [meghan@ccnan.org]
Sent: Wednesday, April 27, 2011 4:07 PM
To: Montoya, Joseph
Cc: Dana Sayles
Subject: Letter of support for 4139-4145 Duquesne Avenue > to be reviewed at tonight's Planning Commission meeting, item PH-1

Dear Mr. Montoya and members of the Planning Commission,

I would like to express my support for the proposed development at 4139-4145 Duquesne Avenue.

Dana Sayles of *On Duquesne LLC* has met frequently with community members to discuss the project and its impact on their neighborhood. Most notably, she has had in-depth discussions with those who were directly involved in crafting the Gateway Neighborhood Design Guidelines. I am particularly impressed that the latter have become enthusiastic supporters of the development.

I appreciate her openness to community input and genuine commitment to creating a quality project that is both respectful of the surrounding neighborhood and an asset to the area.

I urge you to accept the 4139-4145 Duquesne Avenue project as it is designed.

Sincerely,

Meghan Sahli-Wells

resident at 4201 Lafayette Place (1 block from the project)

(310)845-5831

RECEIVED
APR 27 2011
Culver City
Planning Division

ATTACHMENT 5

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:	
Approval of Site Plan Review, SPR P-2011036, and Tentative Tract Map No. 71511, TTM P-2011037, for the construction of seven (7) new residential condominium units.	
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:
4139 – 4145 Duquesne Avenue Culver City, California 90232 The site is located on the west side of the street between Braddock Drive and Farragut Drive. The Los Angeles County Assessors list the site as follows: A. 4139 – 4141 Duquesne Avenue is listed in Book 4207, Page 017 and Parcel 008; and B. 4145 Duquesne Avenue is listed in Book 4207, Page 017 and Parcel 009. The site is listed on City Atlas Sheet No. 15.	Property Owner: On Duquesne, LLC 10600 Santa Monica Boulevard Los Angeles, California 90025 Office: (310) 259-8288 Fax: (310) 842-8486 E-Mail: dana@thesaylesgroup.com Architect: Richard Solares 1657 Alvira Street 2nd Floor Los Angeles, California 90035 Office: (323) 954-9996 Fax: (323) 954-9997 E-Mail: rsolares@pslarchitects.com
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: Height Exception.
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative	
☐ Administrative. ☒ Planning Commission [SPR]. ☒ City Council [TTM].	☐ Redevelopment Agency. ☐ Other: Cultural Affairs Commission.
ENVIRONMENTAL DETERMINATION AND NOTICING:	
CEQA Determination: 03/30/2011	☒ Categorical Exemption, CE P-2011038 [Section 15315, Class 15, Minor Land Divisions and Section 15332, Class 32, Infill Development]. ☐ 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: 03/30/2011	☒ Property Owners. ☒ Occupants. ☒ Adjacent Property Owners & Occupants.	☐ Within 500' foot radius. ☒ Within 500' foot plus extended radius. ☒ Other: Always list.
Posting: 04/05/2011	☒ Onsite [1 Location]. ☐ Offsite.	☐ Other: NA.
Publication: NA	☐ Culver City News.	☐ Other: NA.
Courtesy Mailing: 03/30/2011	☒ 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, Gateway Neighborhood Association, and the Downtown Neighborhood Association]. ☒ Culver City Organizations [Chamber of Commerce, Culver City Unified School District and other individuals]. ☒ Others [

ESTIMATED FEES:		
☐ New Development Impact: NA. ☒ In Lieu Parkland: \$56,000.00 +/-	☒ School District: \$TBD. ☒ Public Art: \$TBD.	☒ Plan Check: \$TBD. ☒ Sewer: \$TBD.

INTERDEPARTMENTAL REVIEW:
Preliminary plans were originally filed on 02/24/2011. Plans and related documents were distributed to Building Safety, Community Development, Engineering, Environmental Programs and Operations, Fire Prevention, Parks and Recreation, Planning, Police, Public Art and applicable public utilities on 03/01/2011. Plans underwent a Preliminary Project Review (PPR) analysis on 12/16/2010. Thereafter, revised plans underwent a Project Review Committee (PRC) analysis on 03/10/2011. All comments received have been incorporated into the preliminary development plans and/or recommended conditions of approval.

ART IN PUBLIC PLACES:
The project shall comply with the City's Art in Public Places ordinance as outlined in the CCMC.

GENERAL INFORMATION:	
General Plan: Residential Medium Density Multiple Family.	Zoning: Medium Density Multiple – Family Residential (RMD).
Redevelopment Plan: NA.	Overlay Zone/District: NA.
Legal Description: Lots 8 and 9 in Block 18 of Tract No. 1775.	Existing Land Use: Three (3) vacant residences [a duplex and a single family residence].

Project Description

The project consists of the following actions:

1. Demolish the three (3) residential structures, accessory buildings and all applicable onsite and offsite improvements via a demolition permit;
2. Construct seven (7) two (2) story condominium units with a subterranean garage providing fifteen (15) parking spaces [i.e., two (2) parking spaces for each unit and one (1) guest parking space] and with all required setbacks and onsite / offsite improvements including a ten foot (10'-0") street widening dedication along the street frontage; and
3. Subdivide the new project into a seven (7) unit condominium complex via a Tentative Tract Map (TTM) application.

Adjacent Zoning and Land Uses**ATTACHMENT 5**

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North [Braddock Drive]:	RMD	Single and multiple family residential
East [Duquesne Avenue]:	RMD	Single and multiple family residential
South [Farragut Drive]:	RMD	Single and multiple family residential
West [Lincoln Avenue]:	R2	Single and multiple family residential

Project Data [+/-]

	<u>Proposed</u>	<u>Required</u>
<u>Land Area:</u>		
Existing Land Area:	13,500 SF	NA
Dedication:	- 1,000 SF	NA
Proposed Land Area:	12,500 SF	NA

Lot Coverage:

Building:	50.4 %	6,295 SF	NA
Hardscape:	23.1 %	2,881 SF	NA
Landscape:	+ 26.5 %	+ 3,324 SF	NA
Total [Post dedication]:	100.0%	12,500 SF	NA

Building Height:

From Grade to Top of Roof [2 stories]:	24'-11"	2 stories and 30'-0" Maximum
Roof Deck to Top of Parapet	5'-0"	5'-0" Maximum
Roof Deck to Top of Roof of Roof Deck Stair	11'-6"	13'-6" Maximum

Building Setbacks:

North [side yard facing residential]:	5'-0"	5'-0"
East [front yard facing Duquesne Avenue] Pre-Dedication:	22'-6" – 23'-6"	NA
Post-Dedication:	12'-6" – 13'-6"	12'-6"
South [side yard facing residential]:	5'-0"	5'-0"
West [rear yard facing residential]:	10'-0" – 12'-0"	10'-0"

Parking Spaces:

Standard [Tenants]:	14	14 Minimum
Standard [Guests]:	+ 1	+ 1 Minimum
Total:	15	15 Minimum
Bicycle Racks:	NA	NA

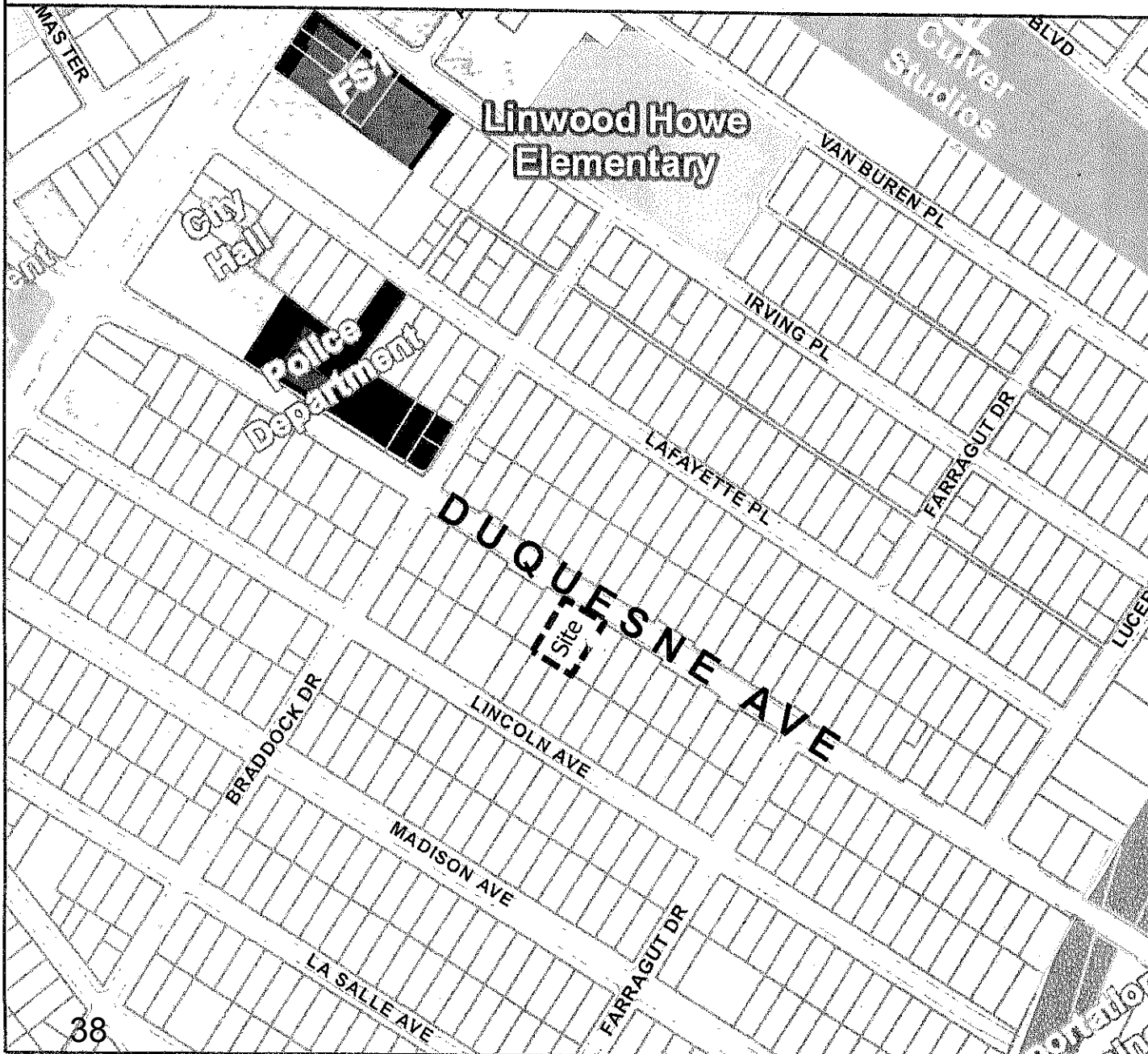
Public Utilities

1. Cable: Time Warner;
2. Electricity: Southern California Edison;
3. Natural Gas: Southern California Gas Company;
4. Sewer: City of Culver City [Engineering Division];
5. Telephone: AT&T;
6. Trash: City of Culver City [Environmental Programs and Operations Division];
7. Water: Golden State Water Company; and
8. Zip Code: Culver City 90232.

JM/abn

ATTACHMENT 6

Vicinity Map



Culver CITY

Source: Planning Division

Map Created: 03/30/2011

Meeting Date: 04/27/2011

Project Addresses:

4139 – 4145 Duquesne Avenue

Site Plan Review (SPR)

P-2011036;

Tentative Tract Map (TTM) #71511

P-2011037; and

Categorical Exemption (CE)

P-2011038,



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1:3,919



0 163.28 326.6 Feet

ATTACHMENT 7

Aerial Photograph



Culver CITY

Source: Planning Division

Map Created: 03/30/2011

Meeting Date: 04/27/2011

Project Addresses:
4139 – 4145 Duquesne Avenue

Site Plan Review (SPR)
P-2011036;
Tentative Tract Map (TTM) #71511
P-2011037; and
Categorical Exemption (CE)
P-2011038.



**THE CITY OF
CULVER CITY**



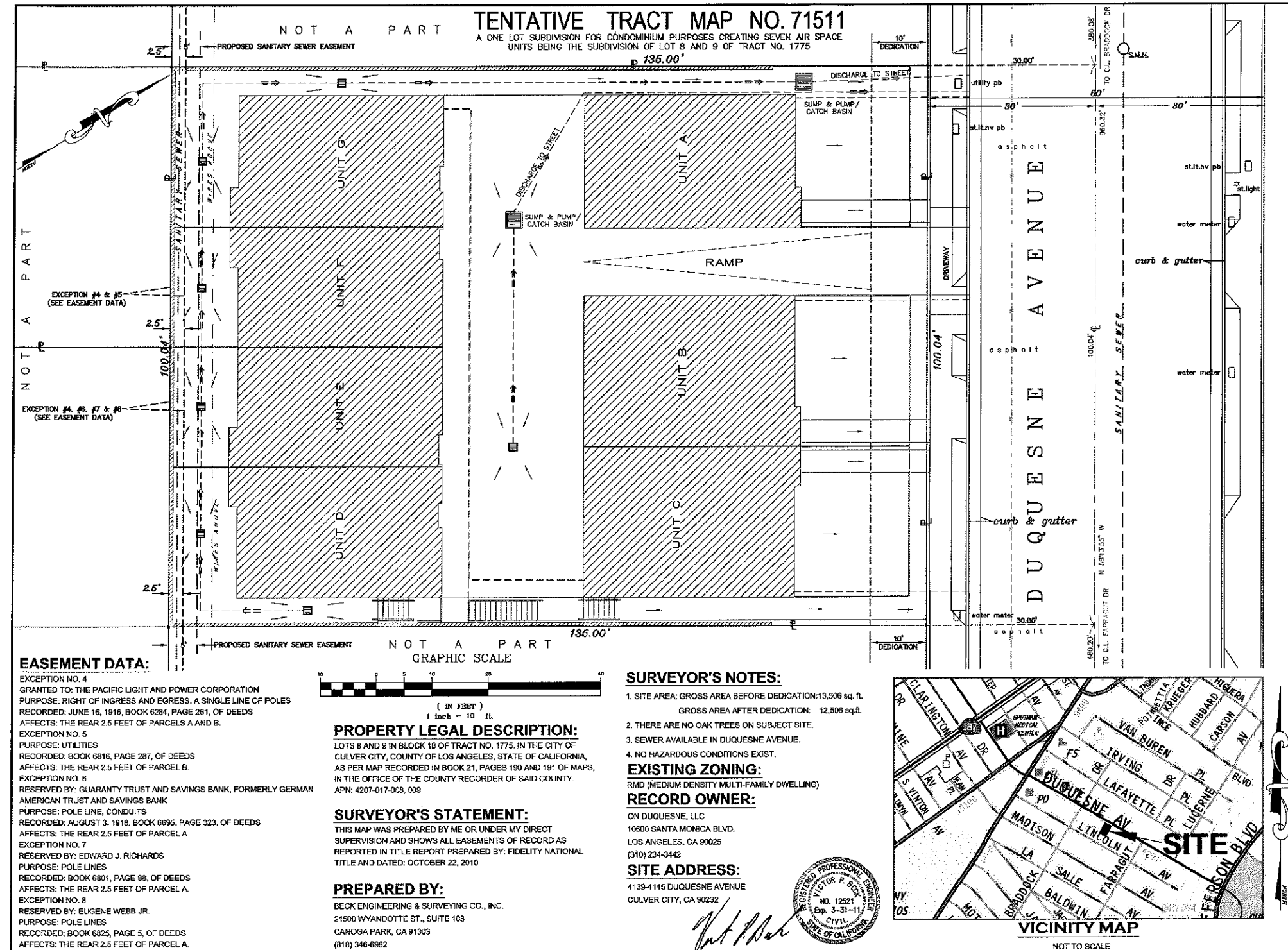
INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1:3,919

0 163.28 326.6 Feet



ATTACHMENT 9

An architectural rendering of a modern, multi-story residential building. The building features a mix of light beige, yellow, and white panels, with dark brown horizontal slats on the balconies. Large windows are visible on both floors. A person is standing on the sidewalk in the foreground for scale. The scene includes trees, a sidewalk, and a street. The text "ATTACHMENT 9" is in the top left corner.

DESIGN TEAM	
OWNER:	ON DUQUESNE, LLC 10600 SANTA MONICA BLVD. LOS ANGELES, CA 90025 (T) 310.259.8288 CONTACT: DANA SAYLES
ARCHITECT:	PSL ARCHITECTS 1657 SOUTH ALMIRA STREET, 2ND FLOOR LOS ANGELES, CA, 90035 (T) 323.954.9996 CONTACT: RICHARD SOLARES
CIVIL ENGINEER:	BECK ENGINEERING & SURVEYING CO., INC. 21500 WYANDOTTE ST., SUITE 103 CANOGA PARK, CA 91303 (T) 818.346.6962 CONTACT: JAROSLAW GRABAREK
LANDSCAPE:	DW/LA LANDSCAPE ARCHITECTS 1216 ELM ST. VENICE, CA 90291 (T) 310.827.2084 CONTACT: ANDREW WEISS

	SHT #	TITLE
1 OF 21	G0.00	COVER SHEET
2 OF 21	---,---	SURVEY
3 OF 21	A0.00a	DEMOLITION PLAN
4 OF 21	A0.00b	SITE PLAN
5 OF 21	A0.00c	SITE PLAN 50' CONTEXT
6 OF 21	A0.00d	SITE PHOTOS
7 OF 21	A1.00	BASEMENT PLAN
8 OF 21	A1.10	FIRST FLOOR PLAN
9 OF 21	A1.20	SECOND FLOOR PLAN
10 OF 21	A1.30	ROOF PLAN
11 OF 21	A2.01	BUILDING ELEVATION
12 OF 21	A2.02	BUILDING ELEVATION
13 OF 21	A2.03	MATERIAL SHEET
14 OF 21	A2.04	BUILDING PERSPECTIVES
15 OF 21	A3.01	BUILDING SECTIONS
16 OF 21	A4.01	ENLARGED UNIT PLANS
17 OF 21	A4.02	ENLARGED UNIT PLANS
18 OF 21	A4.03	ENLARGED UNIT PLANS
19 OF 21	A4.04	ENLARGED UNIT PLANS
20 OF 21	L1.00	SCHEMATIC LANDSCAPE PLAN
21 OF 21	C2.00	CONCEPTUAL GRADING PLAN

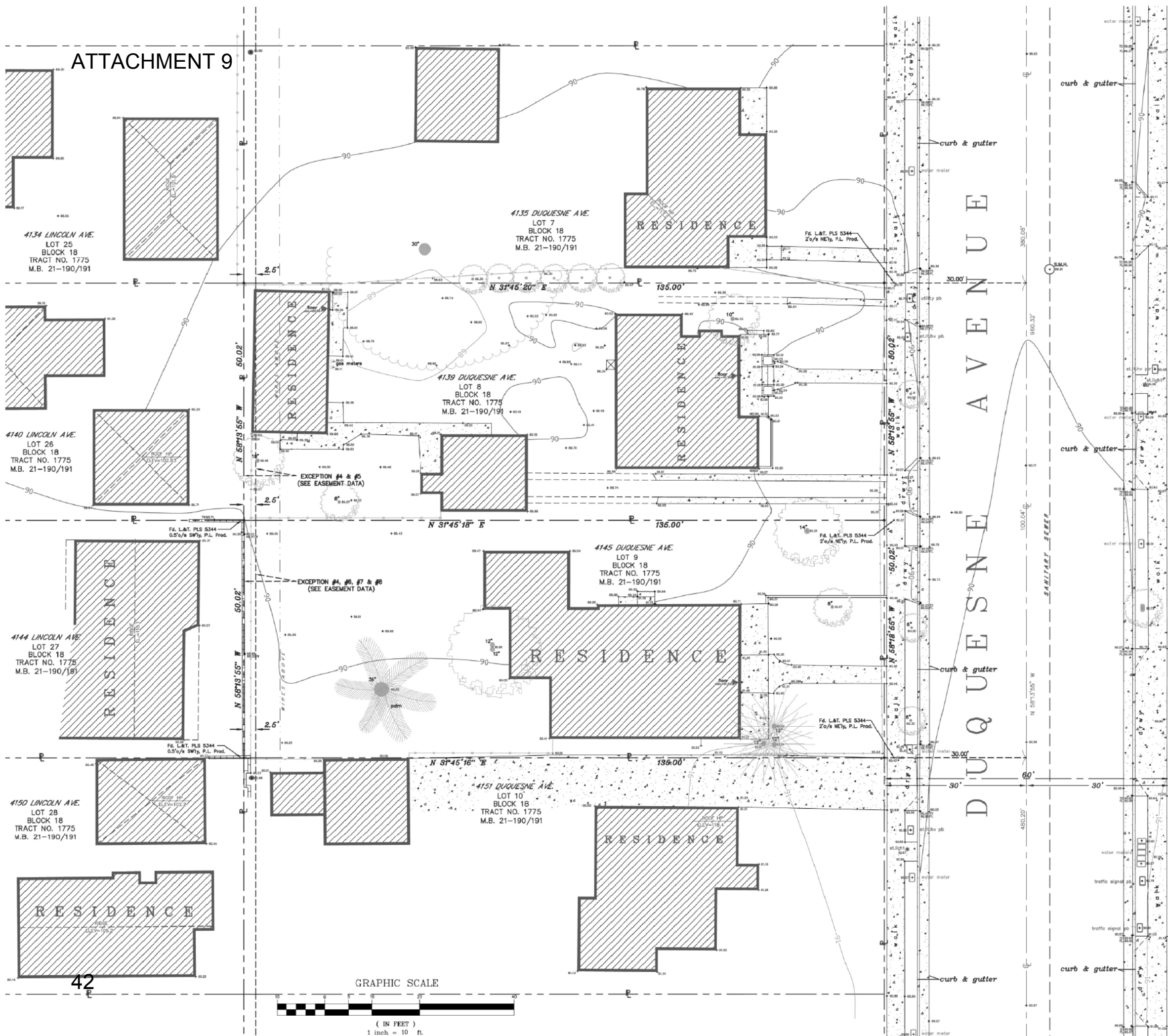
VICINITY MAP:

[illegible]

DUQUESNE TOWNHOMES
4139 • 4145 DUQUESNE AVE CULVER CITY, CA 90232

G0.00

ATTACHMENT 9



TOPOGRAPHICAL MAP

PROPERTY LEGAL DESCRIPTION:

PARCEL A:
LOT 8 IN BLOCK 18 OF TRACT NO. 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
LOT 9 IN BLOCK 18 OF TRACT NO. 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APN: 4207-017-008, 009

BENCH MARK:

L & SPK IN NW COR C. 6. 94M(30.8FT) SIO BCR @ SW COR JEFFERSON BLVD & DUQUESNE AVE
B.M. ID. 10986 ELEV=81.196 NAVD 88 (2005 ADJ)

EASEMENT DATA:

GEOGRAPHICALLY LOCATABLE ITEMS FROM TITLE REPORT WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE AS FOLLOWS:

- EXCEPTION NO. 4
GRANTED TO: THE PACIFIC LIGHT AND POWER CORPORATION
PURPOSE: RIGHT OF INGRESS AND EGRESS, A SINGLE LINE OF POLES
RECORDED: JUNE 16, 1916, BOOK 6284, PAGE 261, OF DEEDS
AFFECTS: THE REAR 2.5 FEET OF PARCELS A AND B.
- EXCEPTION NO. 5
PURPOSE: UTILITIES
RECORDED: BOOK 6816, PAGE 287, OF DEEDS
AFFECTS: THE REAR 2.5 FEET OF PARCEL B.
- EXCEPTION NO. 6
RESERVED BY: GUARANTY TRUST AND SAVINGS BANK, FORMERLY GERMAN AMERICAN TRUST AND SAVINGS BANK
PURPOSE: POLE LINE, CONDUITS
RECORDED: AUGUST 3, 1918, BOOK 6695, PAGE 323, OF DEEDS
AFFECTS: THE REAR 2.5 FEET OF PARCEL A
- EXCEPTION NO. 7
RESERVED BY: EDWARD J. RICHARDS
PURPOSE: POLE LINES
RECORDED: BOOK 6801, PAGE 88, OF DEEDS
AFFECTS: THE REAR 2.5 FEET OF PARCEL A.
- EXCEPTION NO. 10
RESERVED BY: EUGENE WEBB JR.
PURPOSE: POLE LINES
RECORDED: BOOK 6825, PAGE 5, OF DEEDS
AFFECTS: THE REAR 2.5 FEET OF PARCEL A.

NOTES:

- IF EASEMENTS ARE SHOWN, THEY ARE FROM AN OWNER-SUPPLIED TITLE POLICY OR PRELIMINARY TITLE REPORT. PLOTTABLE EASEMENTS WILL ONLY BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION SUPPLIED BY OTHERS.
- IF UTILITIES ARE SHOWN, THEY ARE FROM CITY OR COUNTY FILES. ONLY PLOTTABLE UTILITIES WILL BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION BY OTHERS.
- THE TITLE POLICY OR PRELIMINARY TITLE REPORT USED TO PREPARE THIS SURVEY WAS

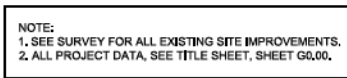
PREPARED BY: FIDELITY NATIONAL TITLE
TITLE REPORT ORDER NUMBER 10-725129430-A-DJ DATE OCTOBER 22, 2010

- PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURE ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

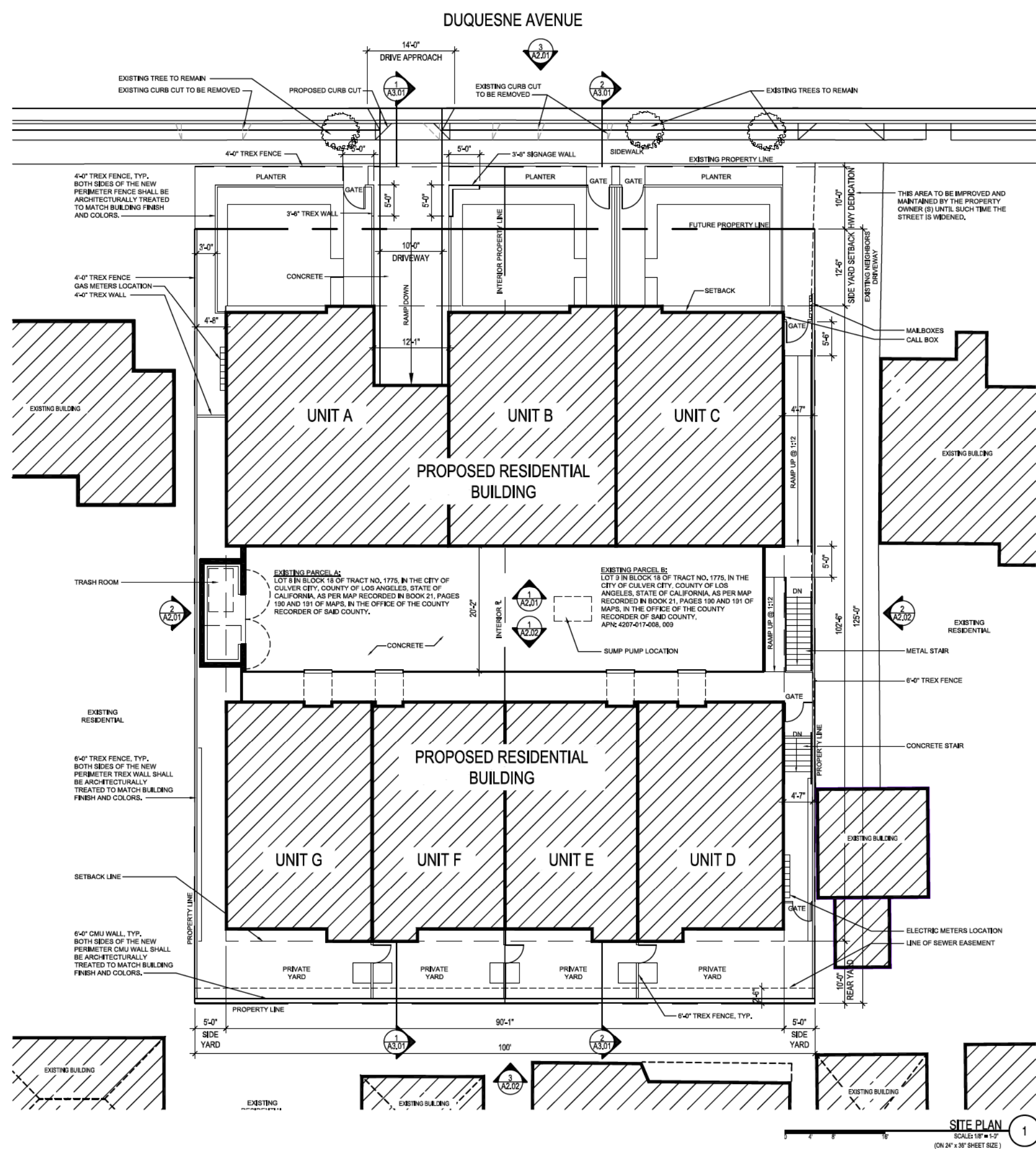
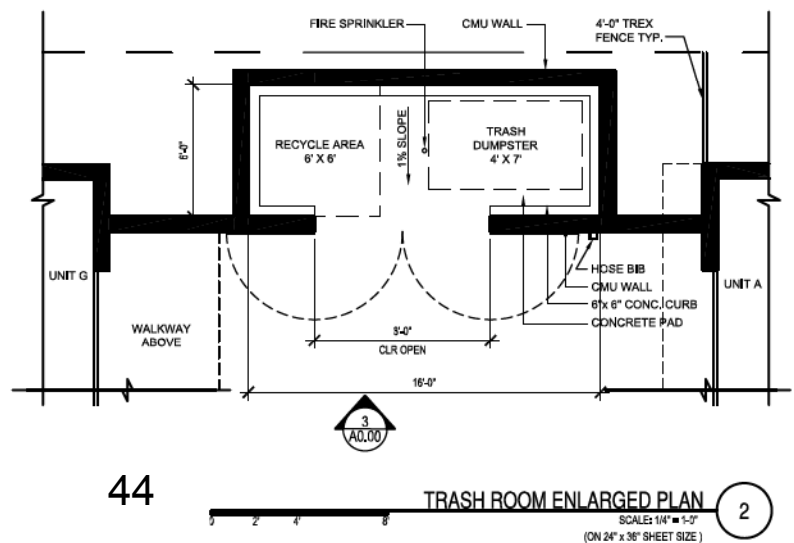
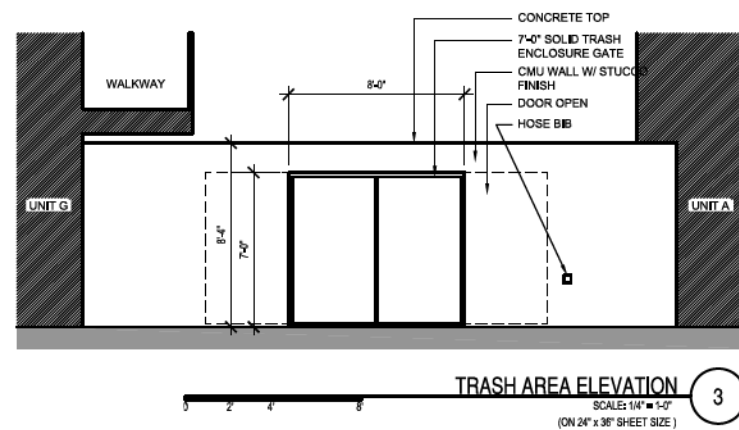
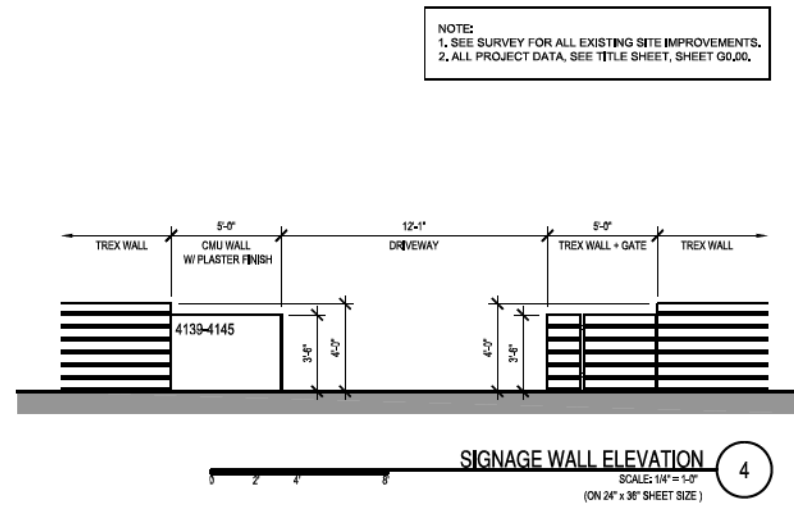
LEGEND:

SOME OF THESE ABBREVIATIONS MAY HAVE BEEN USED ON THIS MAP:

CL	CENTERLINE	FD	FOUND	RD;rd	ROOF DRAIN
N	NORTH	LS	LICENSED SURVEYOR	()	RECORD DATA
E	EAST	S&W	SPIKE & WASHER	PP;pp	POWER POLE
W	WEST	L&TAG	LEAD & TAG	TP;tp	TELEPHONE POLE
S	SOUTH	L&T	LEAD & TACK	WM;wm	WATER METER
TS	TOP AC BERM	S&T	SPIKE & TIN	NTS	NOT TO SCALE
TP	TOP PILLAR OR PILASTER	CE	CITY ENGINEER	conc	CONCRETE
TW	TOP OF WALL	MB	MAP BOOK	BM	BENCHMARK
+4800	GROUND ELEVATION	SMH	SEWER MANHOLE	FNCR	ENCROACHES
TS	TOP OF SLOPE	FM	FIRE HYDRANT	PM	PARKING METER
---	CONC OR BLOCK WALL	MH	MAN HOLE	CB;cb	CATCH BASIN
---	WOOD RET WALL	BW	BACK EDGE OF WALK	PL	PROPERTY LINE
---	STONE WALL	TC	TOP OF CURB	RAD	RADIAL
---	STUCCO WALL	AC;ac	ASPHALTIC PAVEMENT	ev	WATER VALVE
---	CRIB WALL	PVMT	PAVEMENT	CO;co	SEWER CLEANOUT
PAVERS		GR	GRADE BREAK	NO	NATURAL GRADE
CONCRETE PAVEMENT		A.C.U.	AIR CONDITIONING UNIT	RRT;rrt	RAIL ROAD TIES
FLAGSTONE PAVEMENT		GM;gm	GAS METER	st.lt	STREET LIGHT
BRICK PAVEMENT		FL	FLOW LINE	traff.lt	TRAFFIC LIGHT
TILES		DE	DECK ELEVATION	p.b.	PULL BOX
ASPHALT PAVEMENT		YD;yd	YARD DRAIN		
		---	WROUGHT IRON OR RAIL FENCE		
		---	CHAIN LINK FENCE		
		---	TOP OF SLOPE		
		---	WIRE FENCE		
		---	WOOD FENCE		



ATTACHMENT 9



The design, drawings, and written material in these documents of service are the sole property of prattiscolaresstudio. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of the architect.

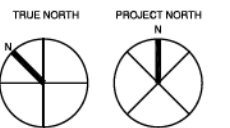
ON DUQUESNE LLC

500 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.234.3442
(F) 310.234.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

FREELIMINANT PLAINS SUBJECT TO CHANGE

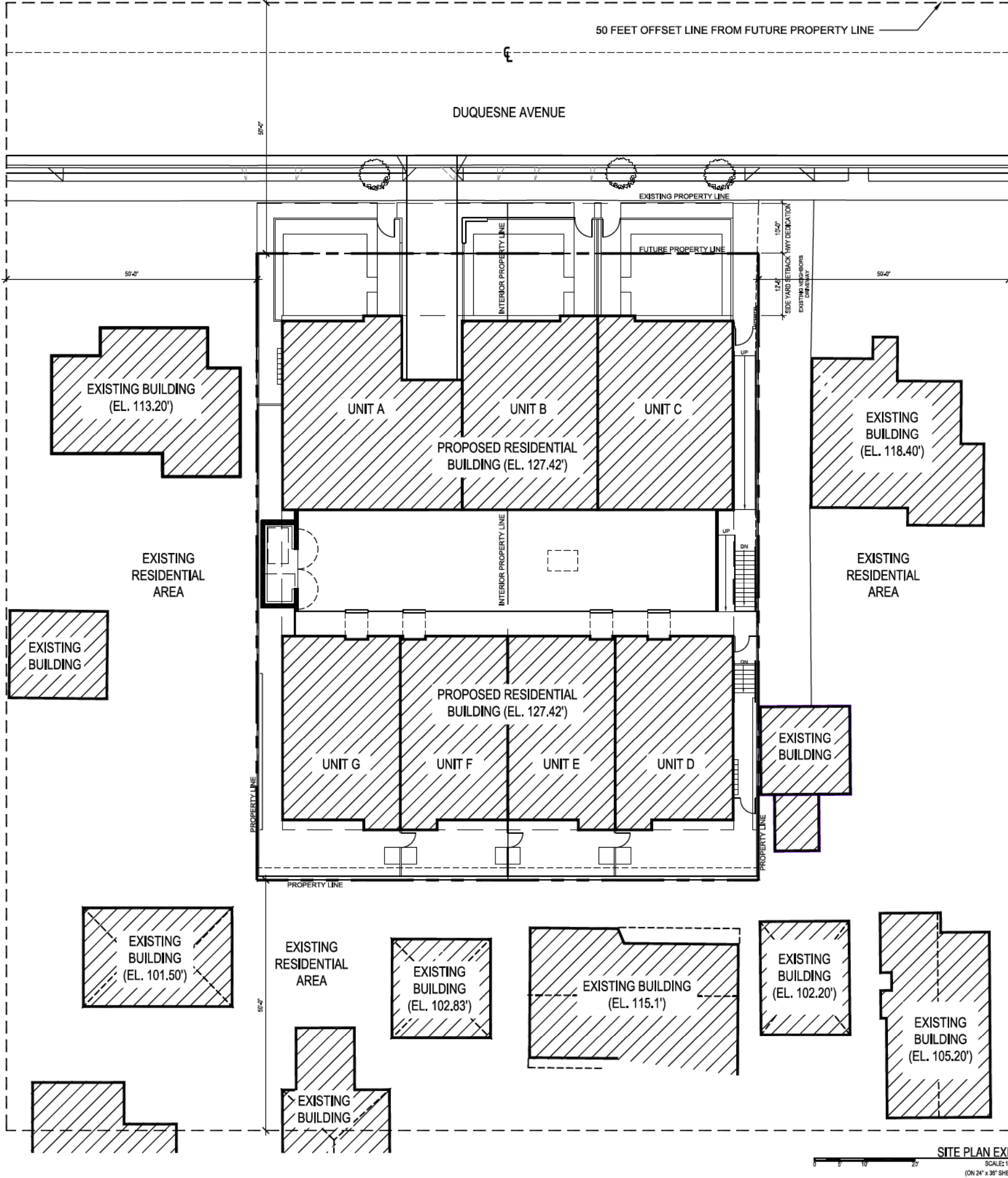
DUQUESNE TOWNHOMES
4139 • 4145 DUQUESNE AVE CULVER CITY, CA 90232



SITE PLAN

SHEET 4 OF 21

A0.00b



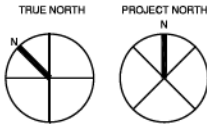
NOTE:
1. SEE SURVEY FOR ALL EXISTING SITE IMPROVEMENTS.
2. ALL PROJECT DATA, SEE TITLE SHEET, SHEET G0.00.

PSL ARCHITECTS
1657 alhara street second floor los angeles, ca 90035
tel. 323.954.9996 323.954.9997 fax.
The design, drawings, and written material in these documents of service are the sole property of prattsonarchitecture. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of the architect.

ON DUQUESNE LLC
10600 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.234.3442
(F) 310.234.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232



SITE PLAN
50' CONTEXT

SHEET 5 OF 21
APRIL 5, 2011

A0.00c



ATTACHMENT 9

SITE FROM THE NORTH
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

8



SITE FROM THE NORTH EAST
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

7



SITE FROM THE EAST
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

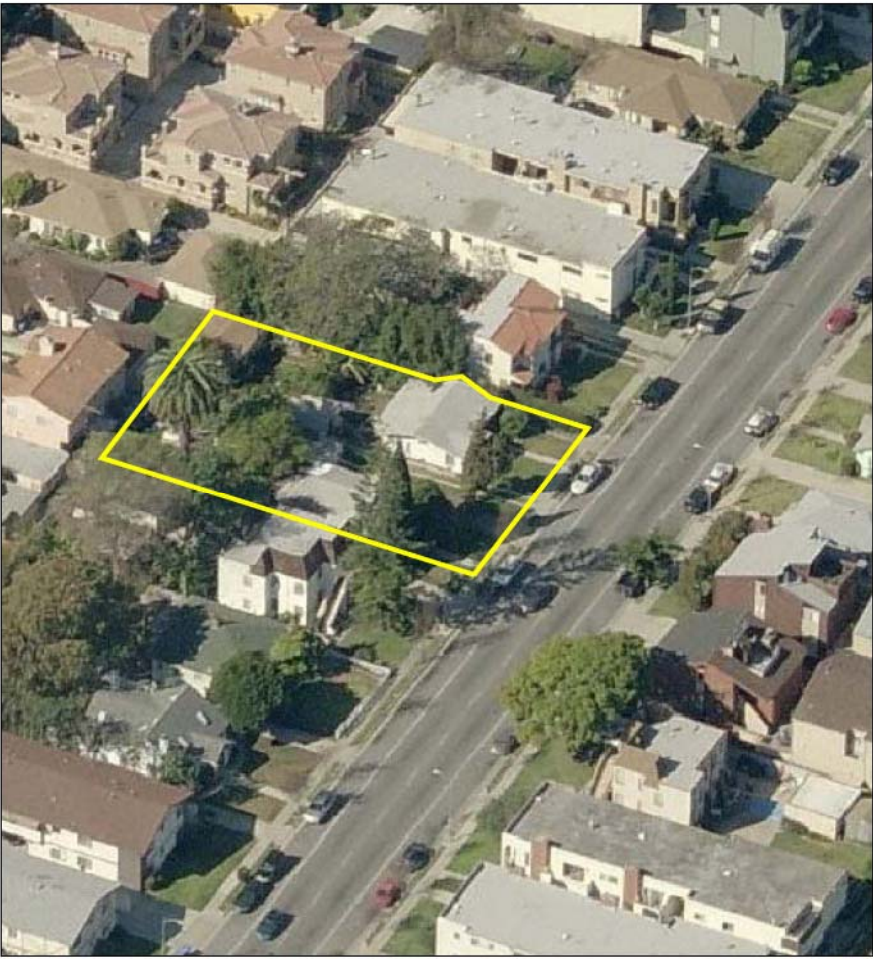
6



46

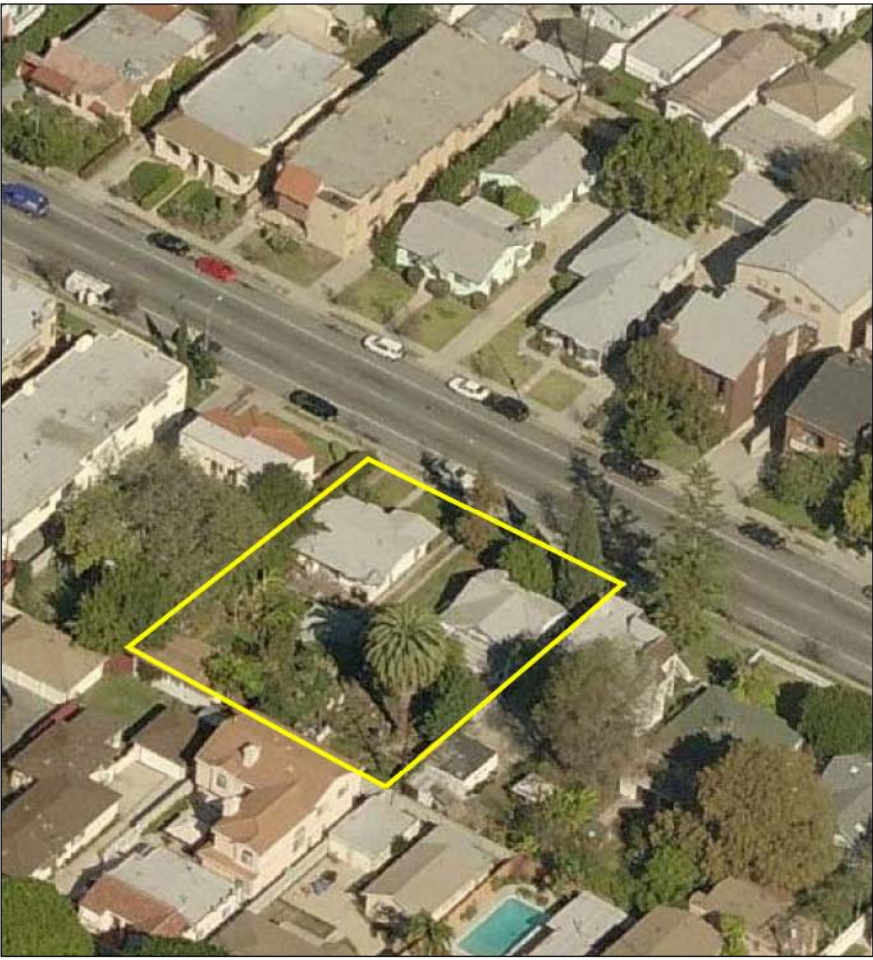
SITE FROM THE EAST
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

5



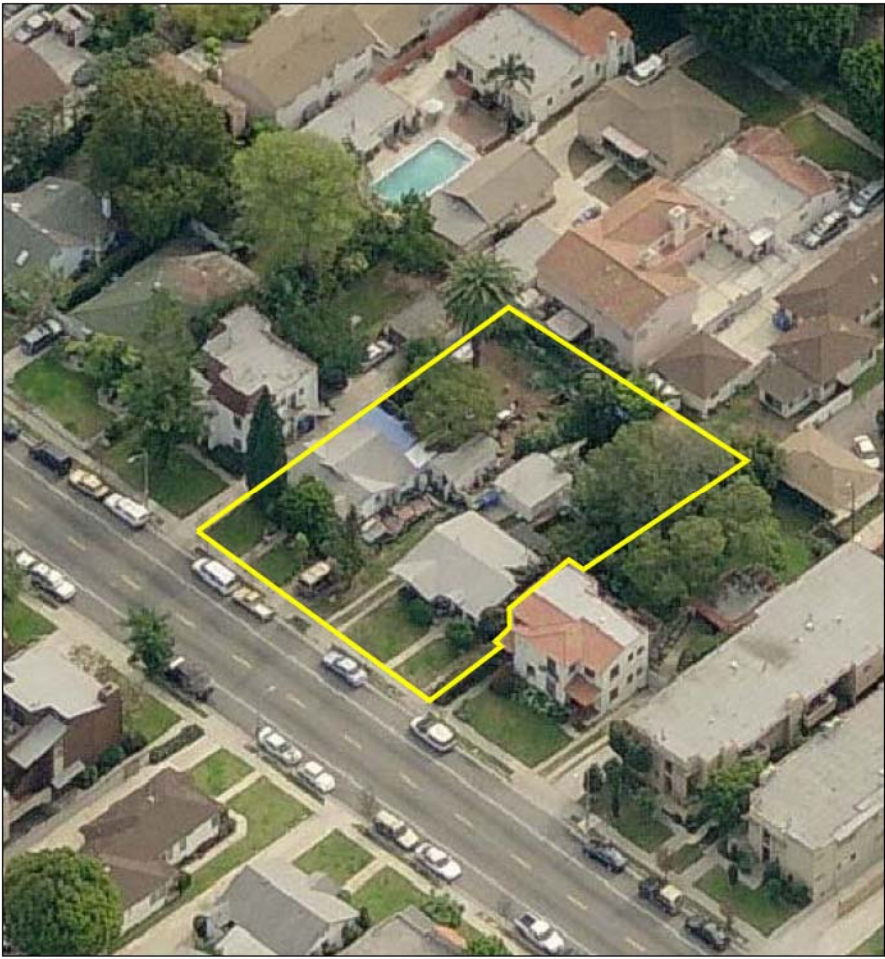
SITE FROM THE EAST
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

4



SITE FROM THE SOUTH
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

3



SITE FROM THE NORTH
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

2



SITE FROM THE WEST
SCALE: NTS
(ON 24" x 36" SHEET SIZE)

1



PSL ARCHITECTS

657 alhambra street second floor los angeles, ca 90035
tel. 323.954.9996 323.954.9997 fax.

The design, drawings, and written material in these documents of service are the sole property of prattisjonesstudio. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of the architect.

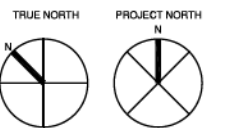
ON DUQUESNE LLC

0600 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.234.3442
(F) 310.234.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 • 4145 DUQUESNE AVE CULVER CITY, CA 90232

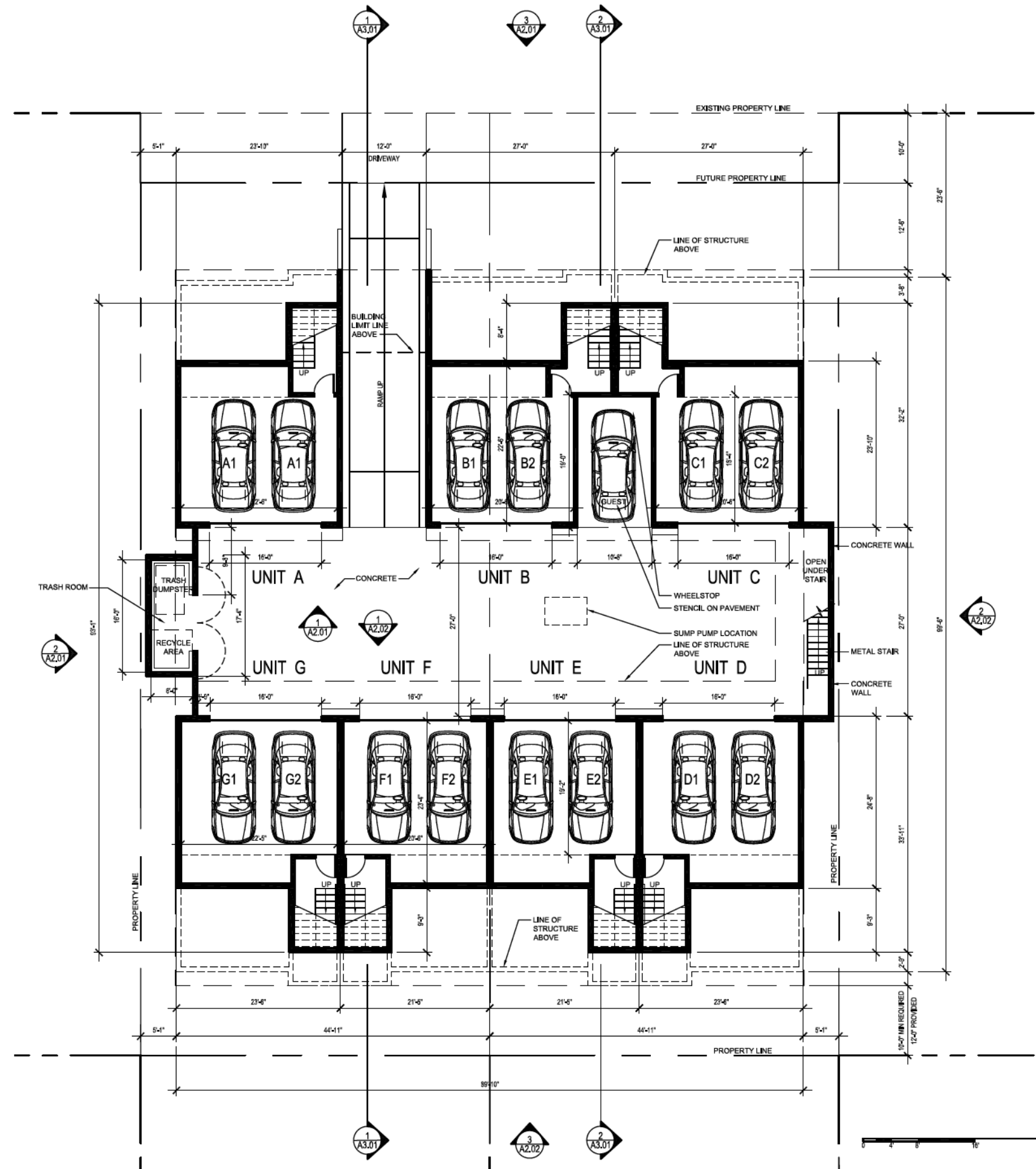


LOWER LEVEL

SHEET 7 OF 21

APRIL 5, 2011

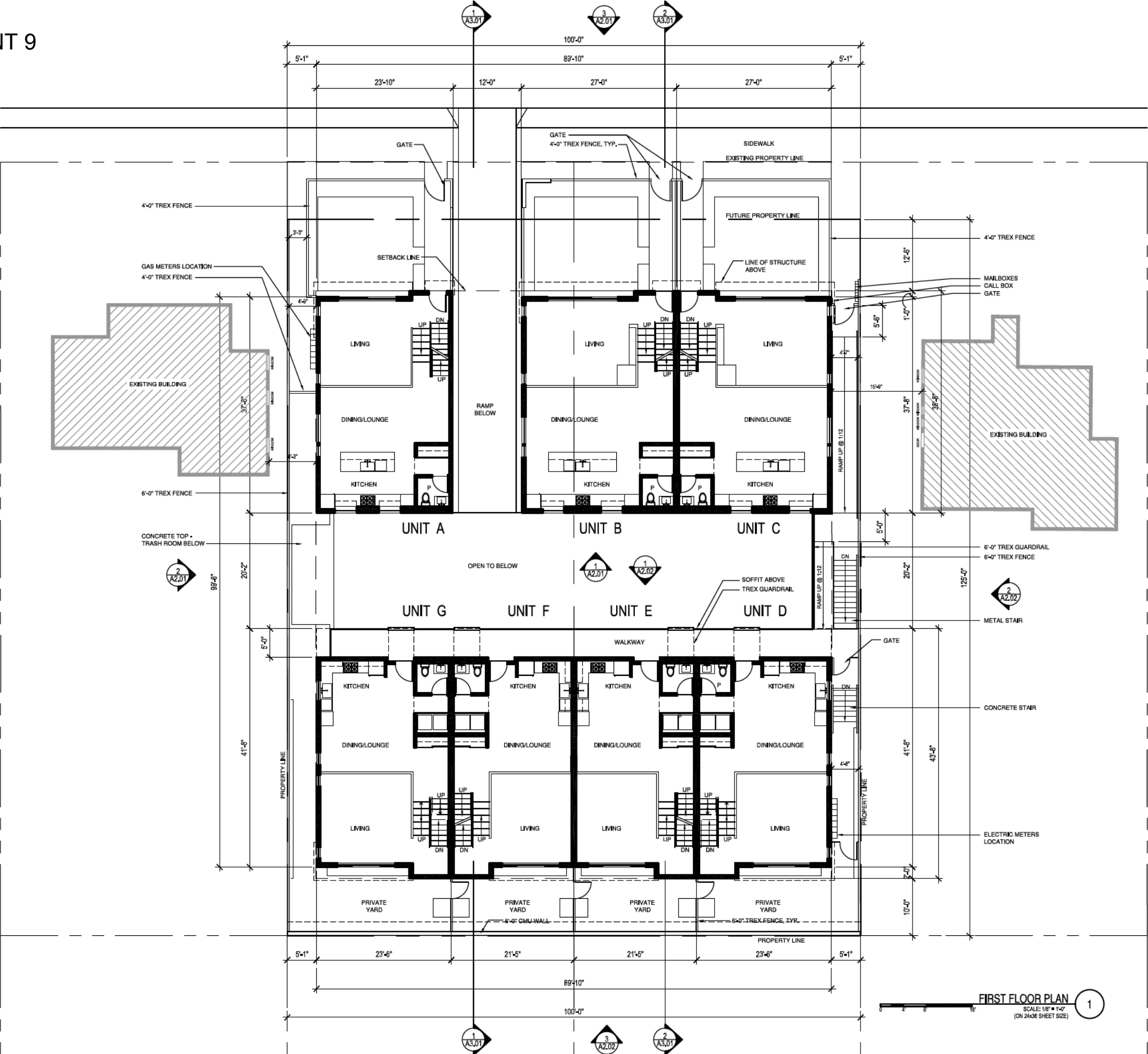
A-1.00



LOWER LEVEL

SCALE: 1/8" = 1'-0"
(ON 24x36 SHEET SIZE)

1

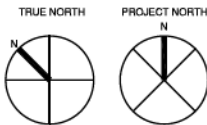


SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511

PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES

4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232

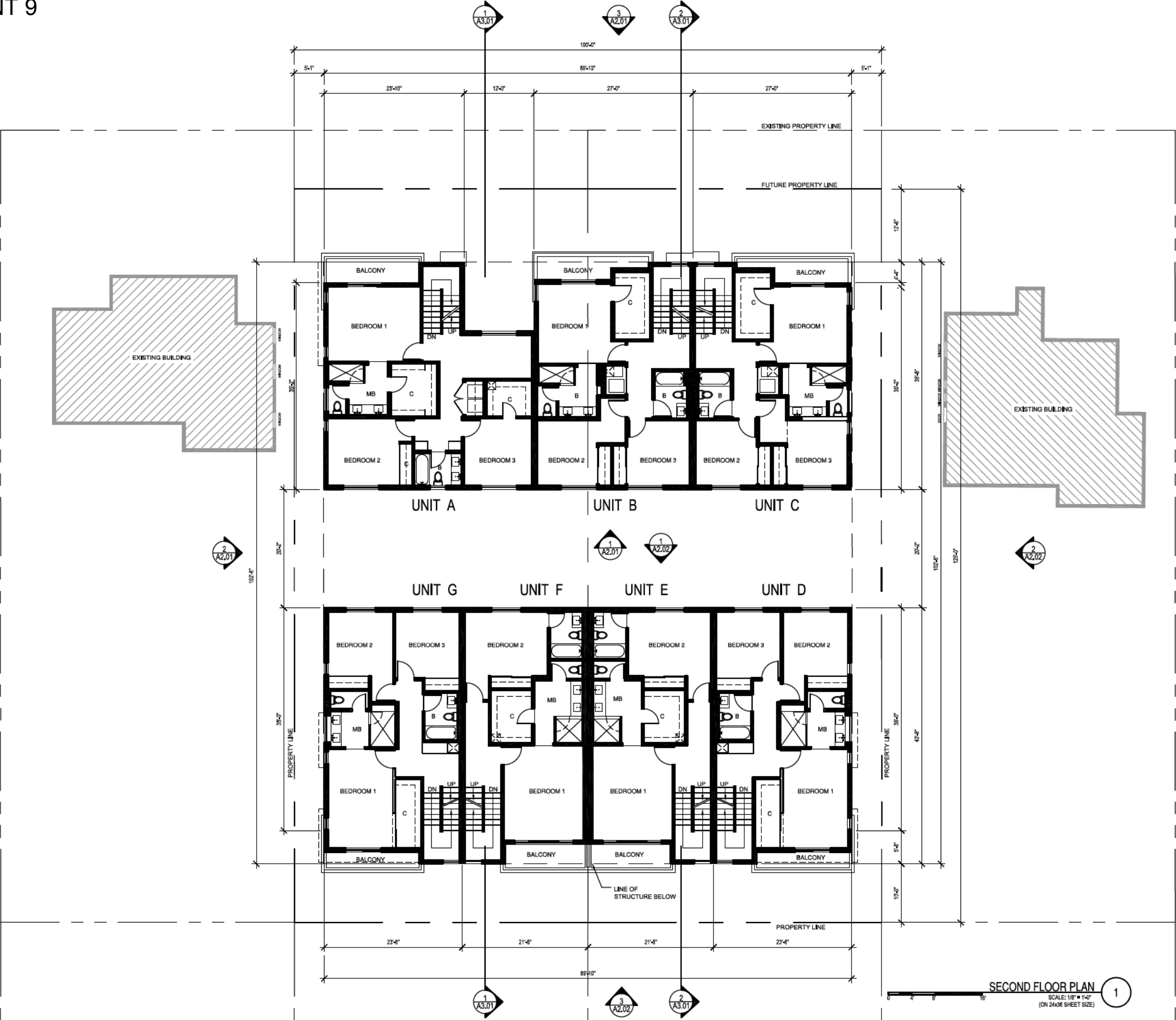


FIRST FLOOR PLAN

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(ON 24x36 SHEET SIZE)

1

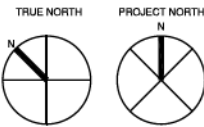


SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511

PRELIMINARY PLANS SUBJECT TO CHANGE

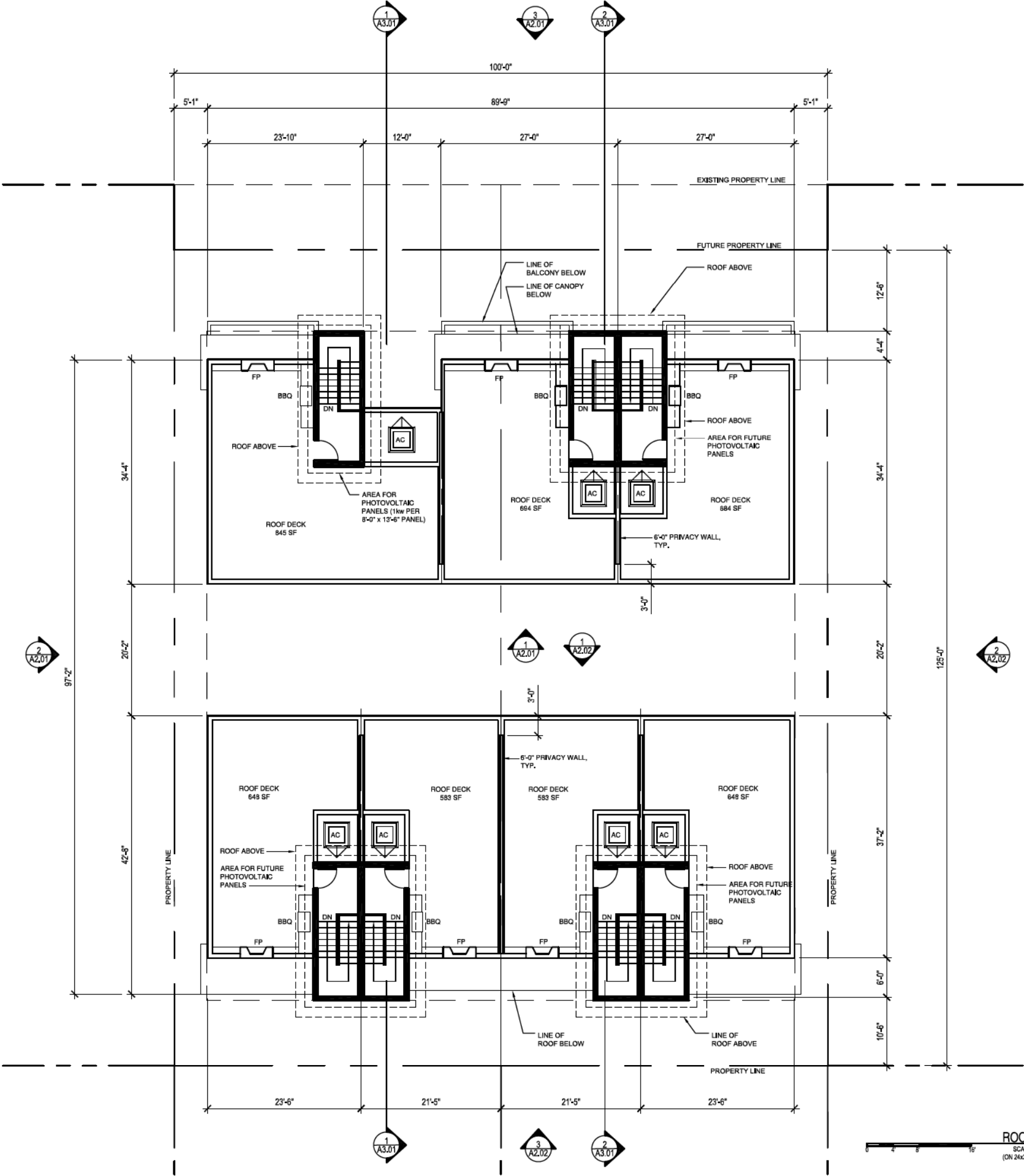
DUQUESNE TOWNHOMES

4139 • 4145 DUQUESNE AVE CULVER CITY, CA 90232



SECOND FLOOR PLAN

SECOND FLOOR PLAN 1
SCALE: 1/8" = 1'-0"
(ON 24x36 SHEET SIZE)



ROOF PLAN 1
SCALE: 1/8" = 1'-0"
(ON 24x36 SHEET SIZE)



The design, drawings, and written material in these documents of service are the sole property of prattson architecture. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of the architect.

ON DUQUESNE LLC

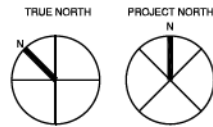
10600 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.224.3442
(F) 310.224.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511

PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES

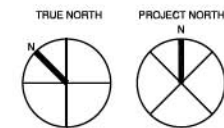
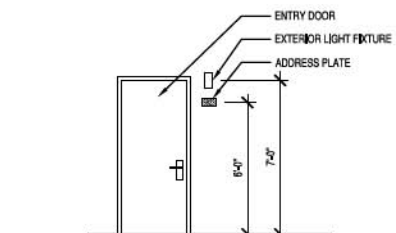
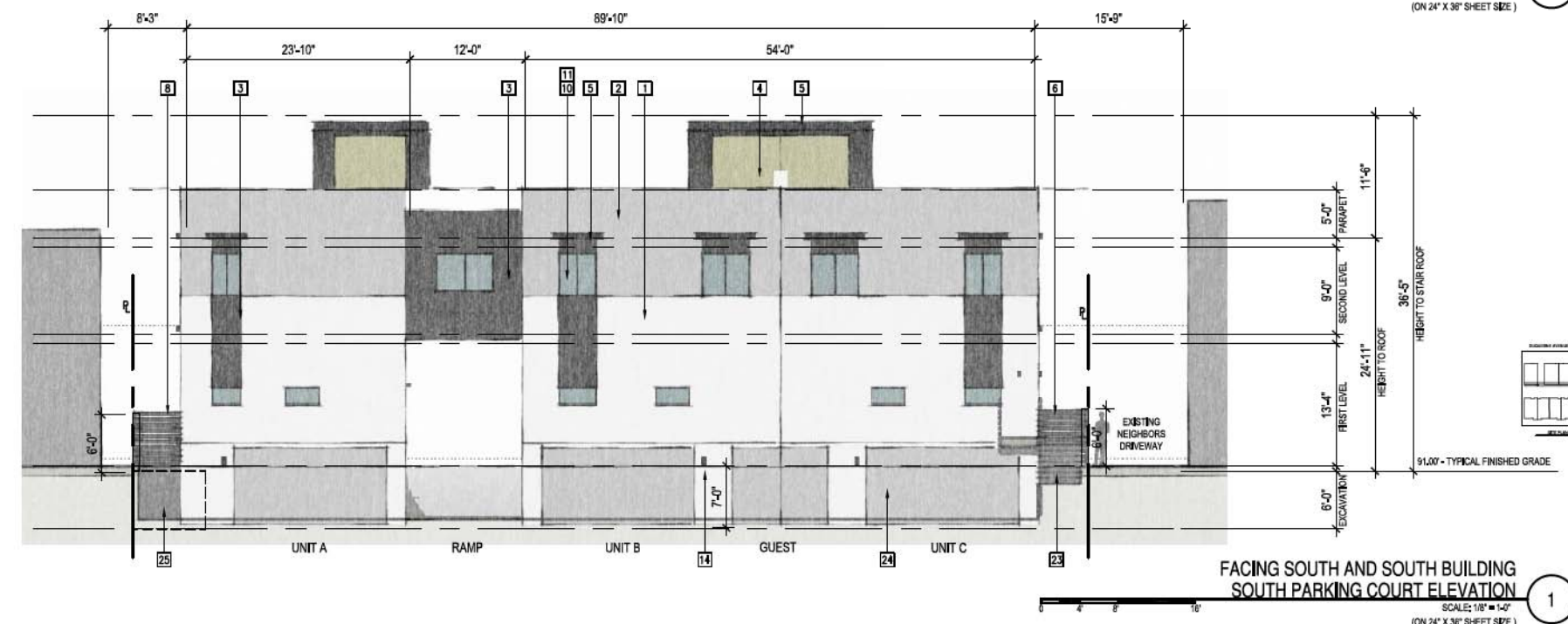
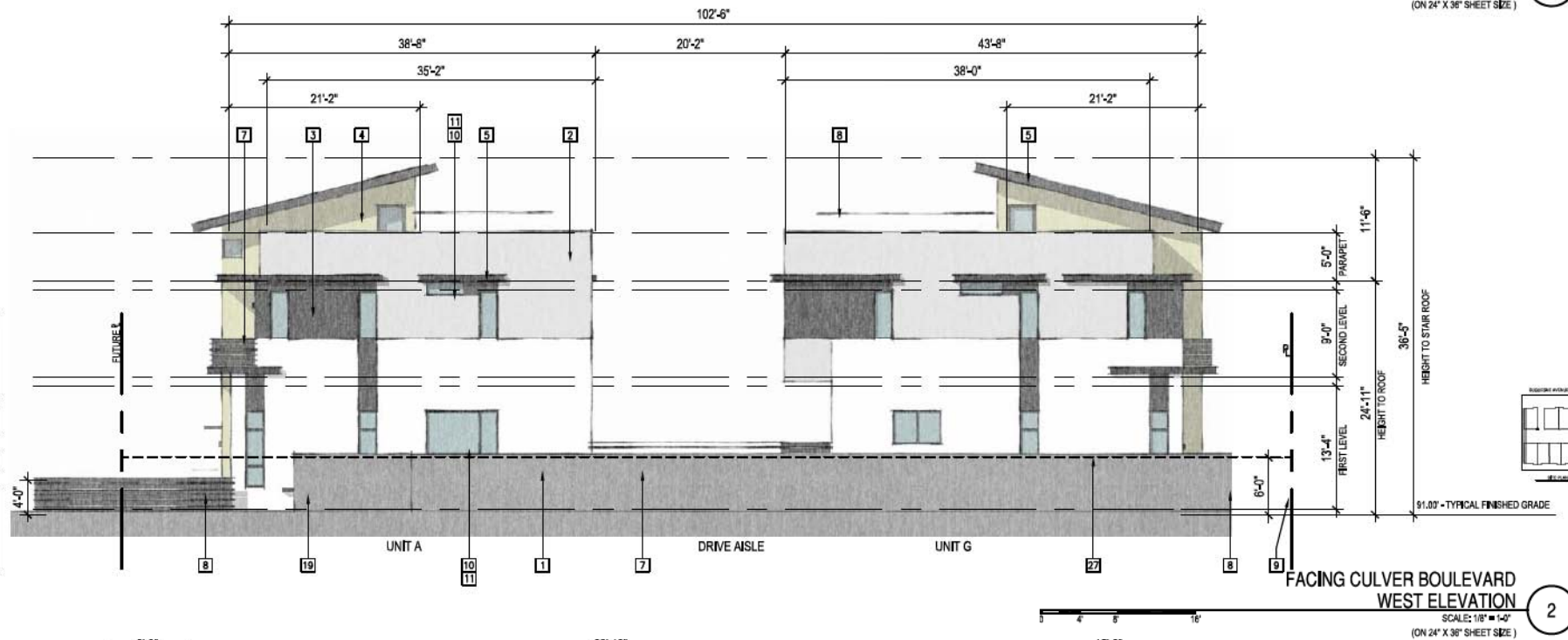
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232



ROOF PLAN

KEYNOTES:

- 11 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, WHITE FINISH
- 12 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, LIGHT GREY FINISH
- 13 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, DARK GREY FINISH
- 14 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, GREY-GREEN FINISH
- 15 METAL AWNING - PAINT BLACK TO FINISH
- 16 PEDESTRIAN GATE - TREX WINCHESTER GREY FINISH
- 17 GUARDRAIL - TREX WINCHESTER GREY FINISH
- 18 FENCE - TREX WINCHESTER GREY FINISH
- 19 WALL - 8'-0" CMU
- 20 ALUMINUM FRAME - BRONZE ANODIZED
- 21 WINDOW - CLEAR GLASS
- 22 SLIDING DOOR - CLEAR GLASS
- 23 LIGHT FIXTURE - WALL SCONCE AT ENTRY DOOR
- 24 LIGHT FIXTURE - WALL SCONCE
- 25 LIGHT FIXTURE - WALL RECESSED STEP LIGHTS
- 26 LIGHT FIXTURE - RECESSED IN CEILING DOWNLIGHT
- 27 ADDRESS PLATE
- 28 MAILBOX UNITS - WALL MOUNTED
- 29 GAS METERS
- 30 ELECTRIC METERS
- 31 CALL BOX
- 32 STAIR - CONCRETE
- 33 STAIR - METAL
- 34 GARAGE DOOR - PAINTED
- 35 TRASH ROOM AREA
- 36 SIGNAGE WALL
- 37 6'-0" TREX FENCE LINE
- 38 FRONT DOOR



BUILDING ELEVATIONS



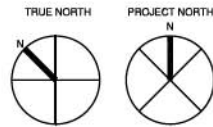
- KEYNOTES:**
- 1 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, WHITE FINISH
 - 2 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, LIGHT GREY FINISH
 - 3 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, DARK GREY FINISH
 - 4 EXTERIOR PLASTER - SMOOTH, STEEL TROWELED, GREY-GREEN FINISH
 - 5 METAL AWNING - PAINT BLACK TO FINISH
 - 6 PEDESTRIAN GATE - TREX WINCHESTER GREY FINISH
 - 7 GUARDRAIL - TREX WINCHESTER GREY FINISH
 - 8 FENCE - TREX WINCHESTER GREY FINISH
 - 9 WALL - 6" CMU
 - 10 ALUMINUM FRAME - BRONZE ANODIZED
 - 11 WINDOW - CLEAR GLASS
 - 12 SLIDING DOOR - CLEAR GLASS
 - 13 LIGHT FIXTURE - WALL SCONCE AT ENTRY DOOR
 - 14 LIGHT FIXTURE - WALL SCONCE
 - 15 LIGHT FIXTURE - WALL RECESSED STEP LIGHTS
 - 16 LIGHT FIXTURE - RECESSED IN CEILING DOWNLIGHT
 - 17 ADDRESS PLATE
 - 18 MAILBOX UNITS - WALL MOUNTED
 - 19 GAS METERS
 - 20 ELECTRIC METERS
 - 21 CALL BOX
 - 22 STAIR - CONCRETE
 - 23 STAIR - METAL
 - 24 GARAGE DOOR - PAINTED
 - 25 TRASH ROOM AREA
 - 26 SIGNAGE WALL
 - 27 6'-0" TREX FENCE LINE
 - 28 FRONT DOOR



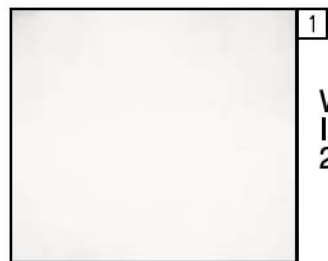
ON DUQUESNE LLC
10600 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.234.3442
(F) 310.234.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232



BUILDING ELEVATIONS



WHITE STUCCO
INTEGRAL COLOR
20/30 SAND FINISH



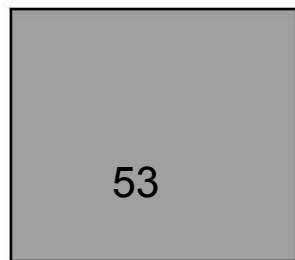
DARK GREY STUCCO
PAINT TO FINISH
20/30 SAND FINISH



BLACK METAL AWNING
PAINT TO FINISH



BRONZE ANODIZED
ALUMINUM FRAME
W/ CLEAR GLASS



LIGHT GREY STUCCO
PAINT TO FINISH
20/30 SAND FINISH



GREY-GREEN STUCCO
PAINT TO FINISH
20/30 SAND FINISH



WINCHESTER GREY
TREX RAILING



LIGHT FIXTURE
WALL SCENCE
AT ENTRY DOOR



LIGHT FIXTURE
WALL SCONCE

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 715111
PRELIMINARY PLANS SUBJECT TO CHANGE

PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 • 4145 DUQUESNE AVE CULVER CITY, CA 90232

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

MATERIAL SHEET

SHEET 13 OF 21
APRIL 5, 2011

A2.03



BUILDING PERSPECTIVE
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

4



BUILDING PERSPECTIVE
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

2



54

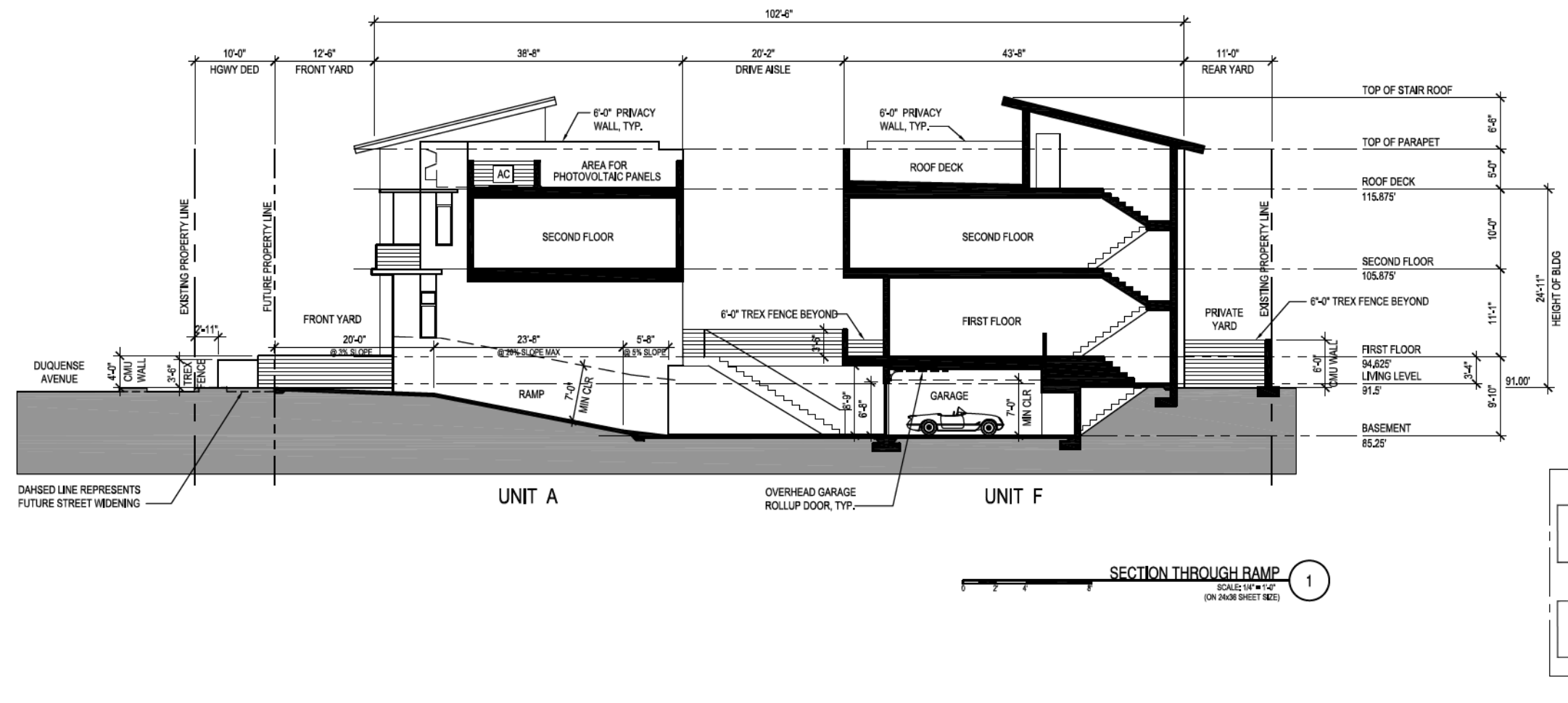
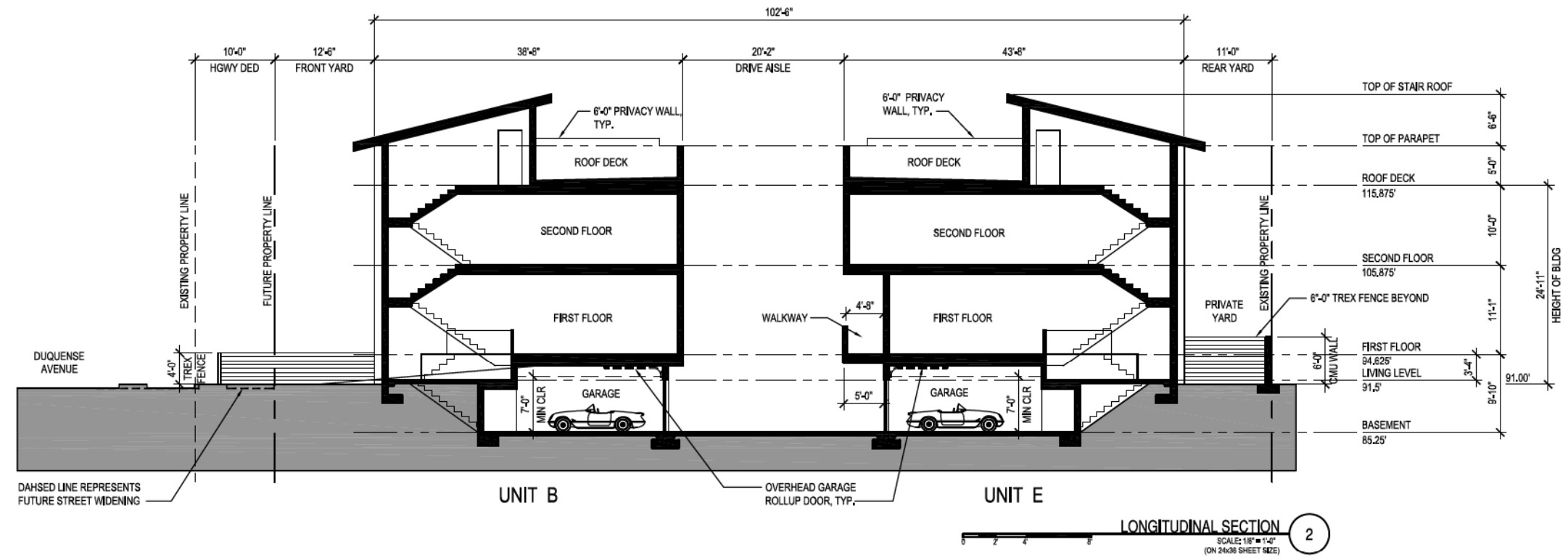
BUILDING PERSPECTIVE
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

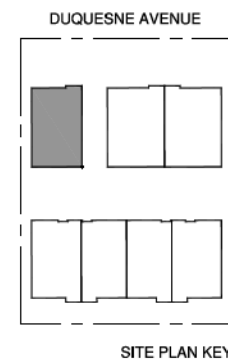
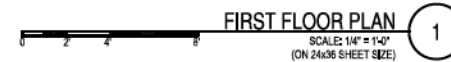
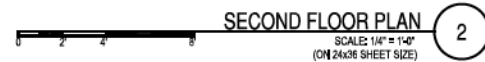
3

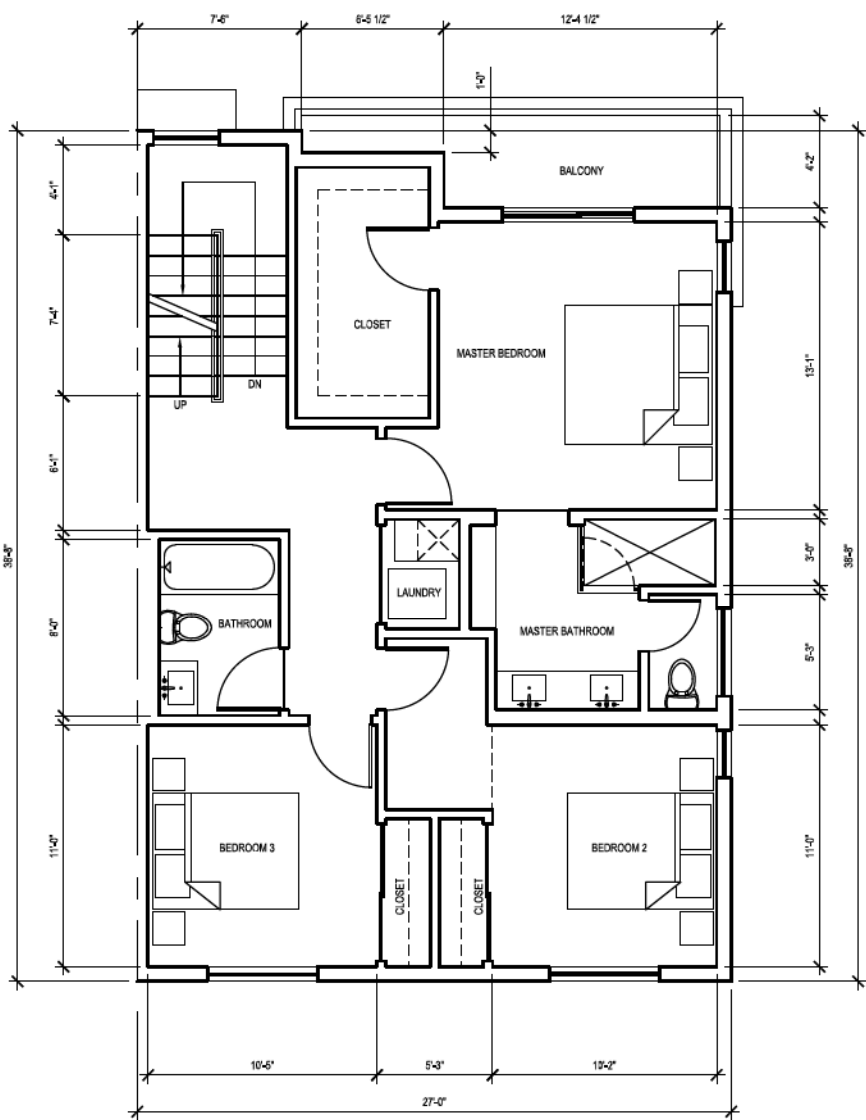


BUILDING PERSPECTIVE
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

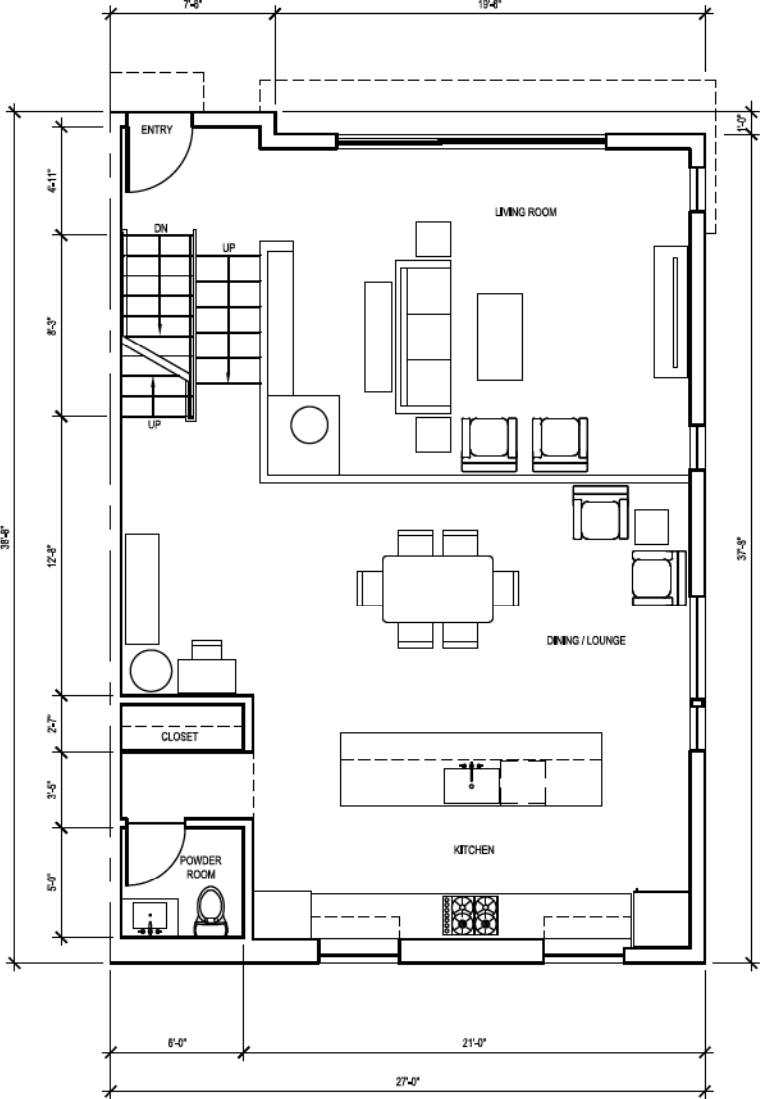
1



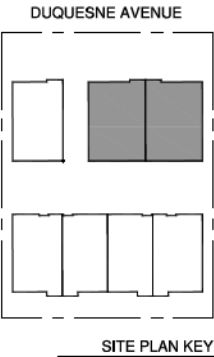




SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
(ON 24x36 SHEET SIZE) 2

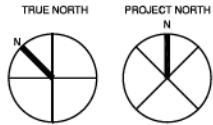


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
(ON 24x36 SHEET SIZE) 1

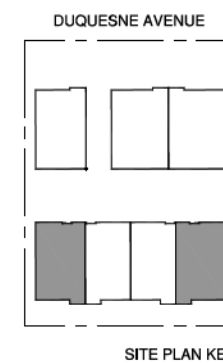
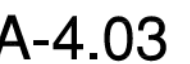


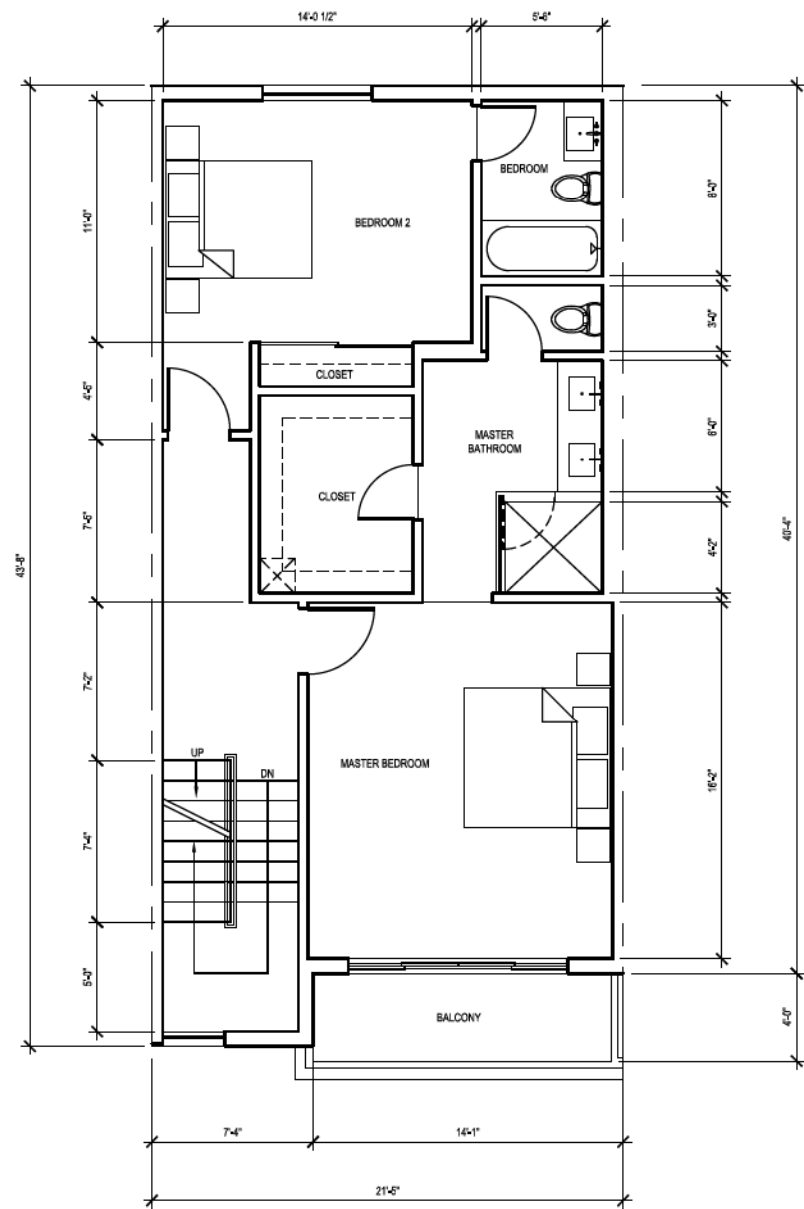
SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232

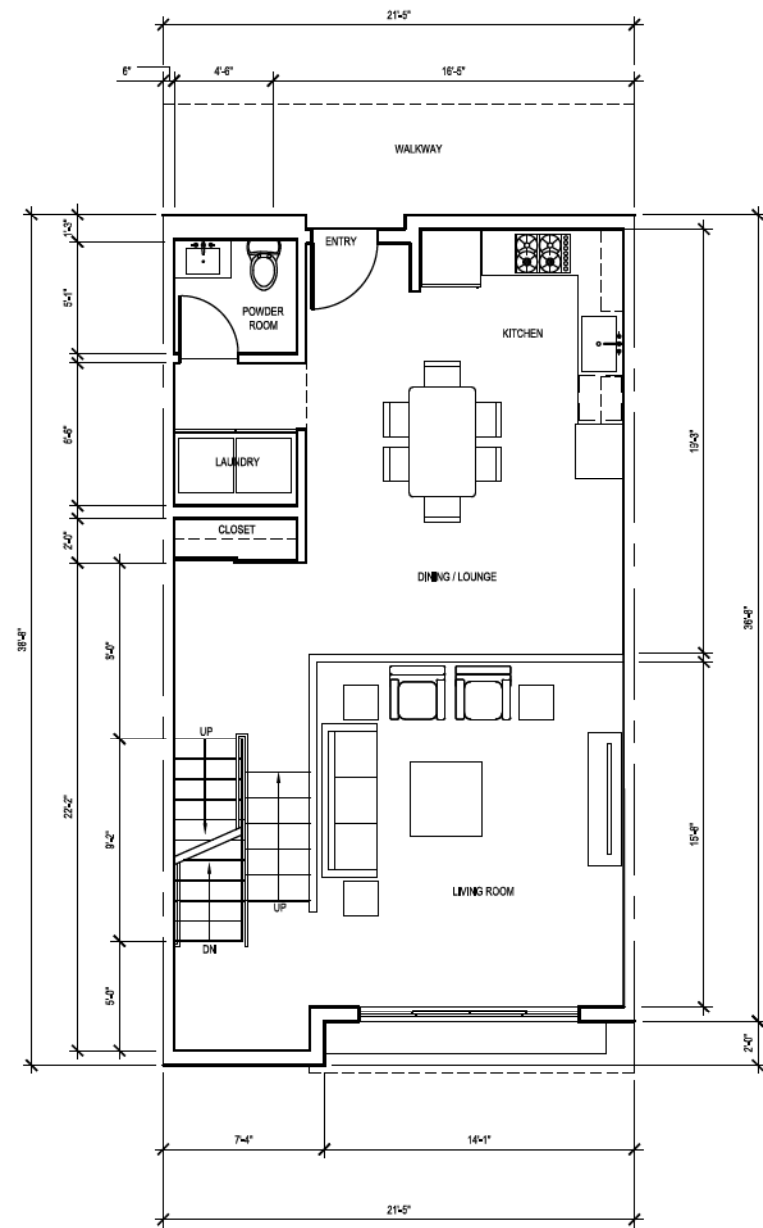


UNIT-B & C PLANS





SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
(ON 24x36 SHEET SIZE)

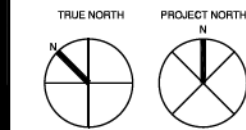


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
(ON 24x36 SHEET SIZE)

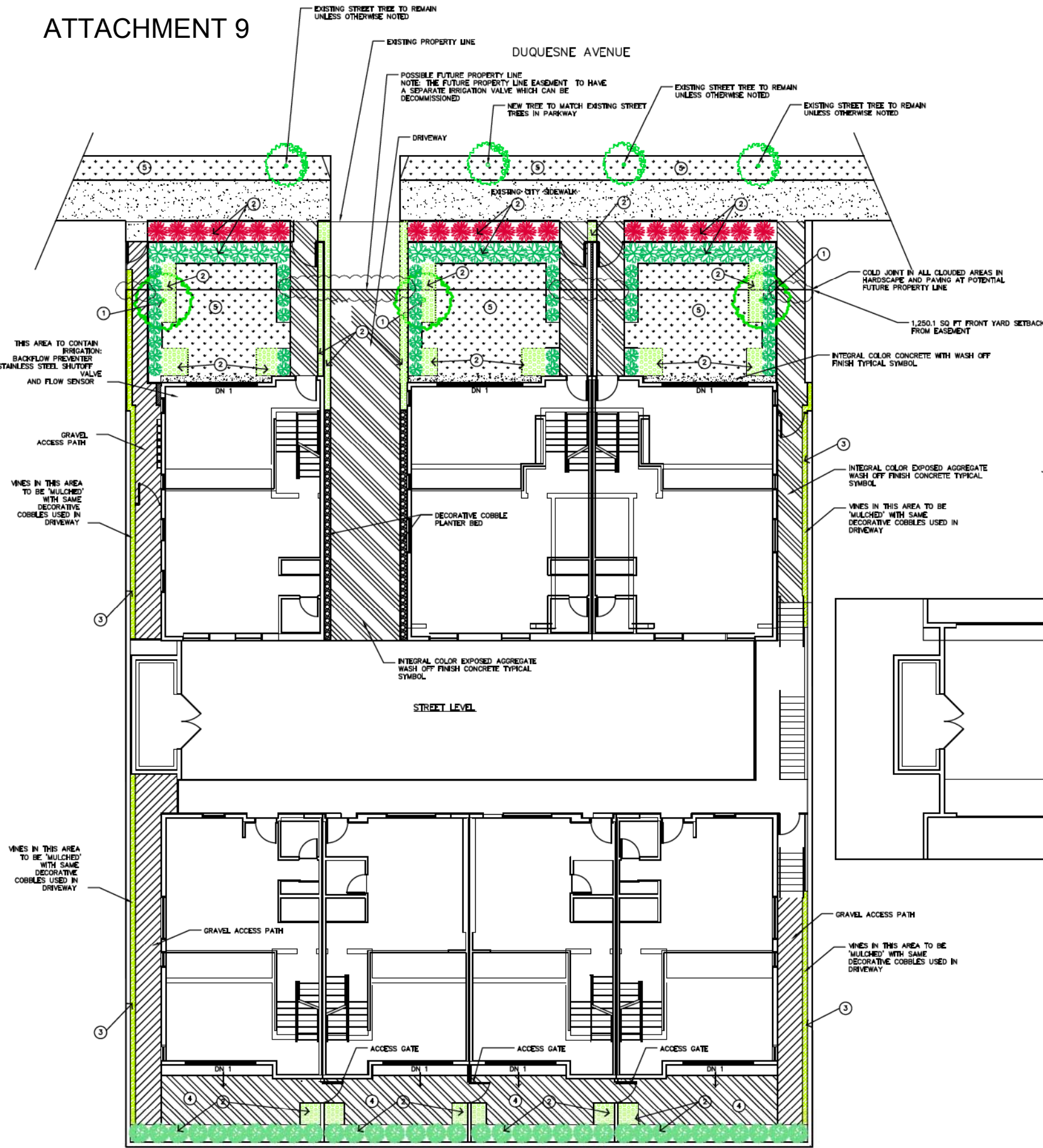


SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232

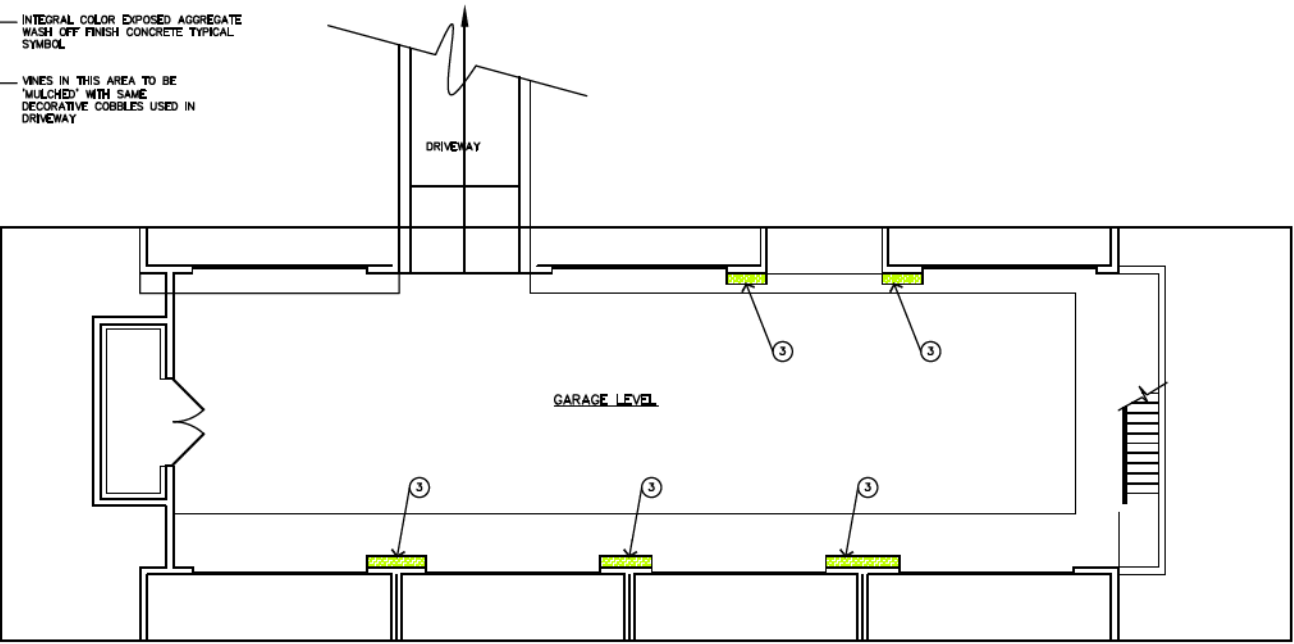


UNIT-E & F PLANS



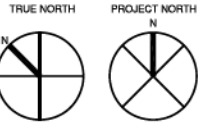
PLANT PALETTE

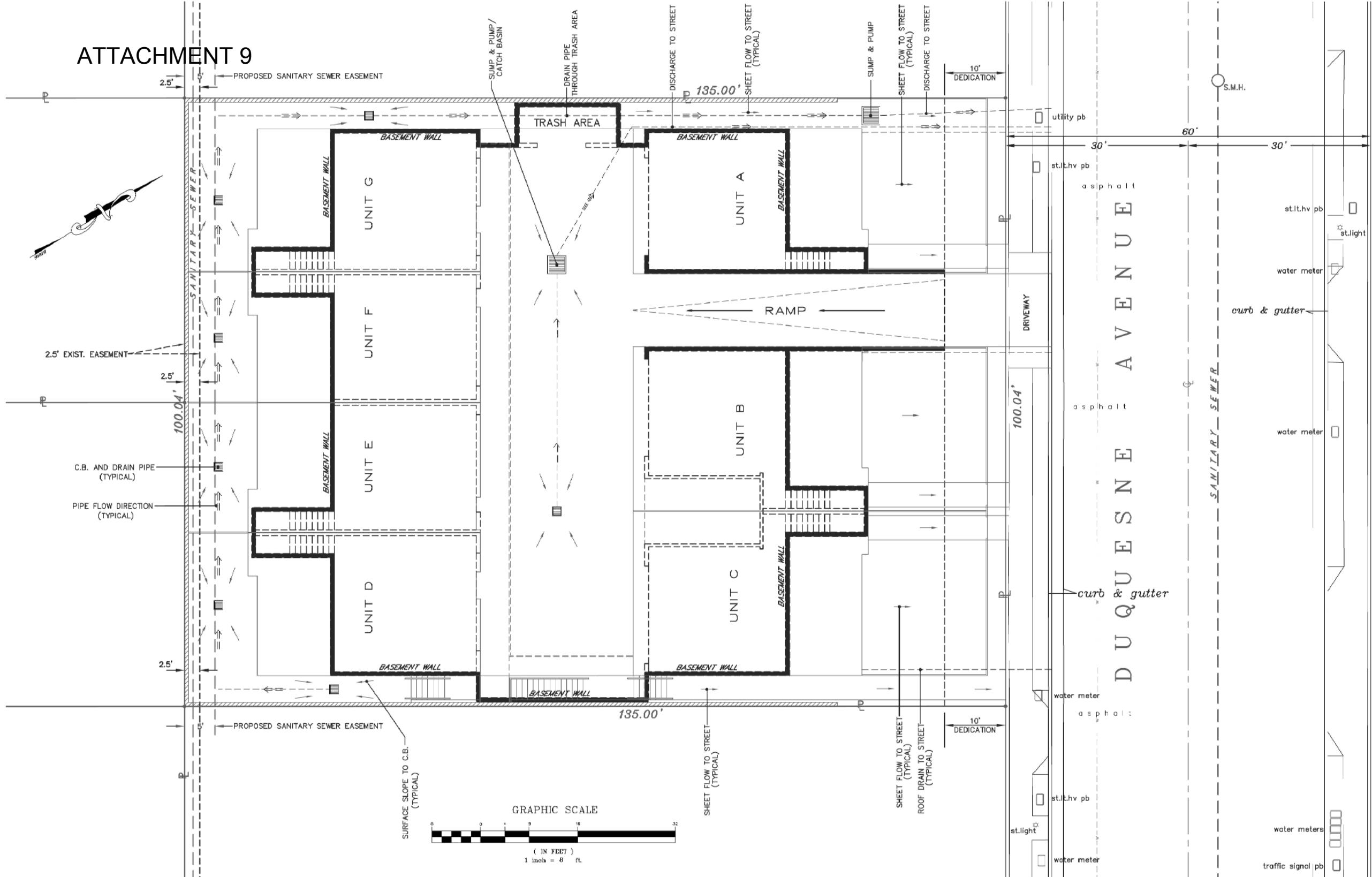
	BOTANICAL NAME	COMMON NAME
① TREES:	OLEA EUROPA ARBUTUS UNEDO COMPACTA LACINOSTRODIA INDICA	FRUITLESS OLIVE DWARF STRAWBERRY TREE CREPE MYRTLE
② SHRUBS / PERENNIALS:	PHORMIUM TENAX LAVANDULA PRUNUS CAROLINIANA BAMBUSIA (CLUMPING) RHAPHIOLEPS INDICA HEMEROCALLIS AGAVE ATTENUATA WESTRINGIA 'WYNBYBBIE GEM'	FLAX LAVANDER CAROLINA CHERRY CLUMPING BAMBOO INDIAN HAWTHORNE DAYLILY FOXTAIL AGAVE COAST ROSEMARY
③ VINES:	PANDOREA JASMINOIDES	PINK BOWER VINE
④ BUYER DISCRETION PRIVATE AREAS:	CONCRETE, HARDSCAPE, PLANT MATERIAL, LAWN ETC.	
⑤ TURF		



HARD SCAPE / SOFT SCAPE CALCULATIONS

TOTAL HARDSCAPE = 857.56 SQ FT
TOTAL (SOFT SCAPE) PLANTED AREA = 1,244.86 SQ FT





CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR TENTATIVE TRACT MAP NO. 71511

PROPERTY LEGAL DESCRIPTION:
LOTS 8 AND 9 IN BLOCK 18 OF TRACT NO. 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4207-017-008, 009

RECORD OWNER:
ON DUQUESNE, LLC
10600 SANTA MONICA BLVD.
LOS ANGELES, CA 90025
(310) 234-3442
SITE ADDRESS:
4139-4145 DUQUESNE AVENUE
CULVER CITY, CA 90232

ESTIMATED EARTHWORK QUANTITIES	
CUT:	2,000 CUBIC YARDS
FILL:	0 CUBIC YARDS

NET (CUT):	2,000 CUBIC YARDS
NOTES:	
1. THE ESTIMATED QUANTITIES ARE FOR EXCAVATION OF BASEMENT, TRASH ENCLOSURE, RAMP AND STAIR WELLS.	
2. ESTIMATED EARTHWORK ARE NOT FOR BID PURPOSES.	



PREPARED BY:
BECK ENGINEERING & SURVEYING CO., INC.
21500 WYANDOTTE ST., SUITE 103
CANAJO PARK, CA 91303
(818) 346-6962

ON DUQUESNE LLC
10600 Santa Monica Blvd
Los Angeles, CA 90025
(T) 310.234.3442
(F) 310.234.3444

SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
PRELIMINARY PLANS SUBJECT TO CHANGE

DUQUESNE TOWNHOMES
4139 - 4145 DUQUESNE AVE CULVER CITY, CA 90232

CONCEPTUAL GRADING
PLAN