



Culver CITY

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

PUBLIC COMMENT

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

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

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

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

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

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

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

CELL PHONES AND OTHER DISTRACTIONS

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

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ALD

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

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1.: Tentative Parcel Map No. 72550, TPM P-2014026, for the Creation of a Two-unit Condominium Subdivision at 3440 Caroline Avenue.

Recommendation: Adopt resolution approving the Tentative Parcel Map

PH-2.: Comprehensive Plan Amendment No. 6 for The Culver Studios, located at 9336 Washington Boulevard, to permit new development on the studio site.

Recommendation: Continue the item to a date to be determined.

ACTION ITEMS:

A-1.: Invitation to the Planning Commissions to Provide Comment during the City's Fiscal Year 2014/2015 Budget Process.

Recommendation: That the Planning Commission receive the invitation from the City Council to provide comments during the City's Fiscal Year 2014/2015 Budget Process.

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

C-1. Approval of Minutes of February 12, 2014.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2014

Date	Day	Time	Location
<i>City Council</i>			
March 24	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
April 2	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
March 25	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
April 1	Tuesday	7:00PM	Council Chambers
<i>Planning Commission</i>			
April 9 April 23	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

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Meeting Date: March 12, 2014		Item Number: PH-1
AGENDA ITEM: Tentative Parcel Map No. 72550, TPM P-2014026, for the Creation of a Two unit Condominium Subdivision at 3440 Caroline Avenue.		
Contact Person/Dept.: Gabriela Silva, Phone Number: (310) 253-5736 Assistant Planner		
Public Hearing: [X]	Action Item: []	Attachments: [X]
Public Notification: On February 19, 2014, a notice was mailed to all property owners and occupants within a 500-foot radius of the site and to other interested persons. The notice was also emailed to the Master Notification List on February 19, 2014.		
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

1. Approve Tentative Parcel Map No. 72550, TPM P-2014026, subject to the Conditions of Approval as stated in Resolution No. 2014-P006 (Attachment No. 1).

PROCEDURES:

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

BACKGROUND:

Request

On December 23, 2013, an application was submitted for a Tentative Parcel Map to allow the subdivision of the subject site into a two (2) lot condominium subdivision for future development of two (2) detached residential condominium

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units (i.e. one (1) on each of the proposed airspace lots) within the project site located at 3440 Caroline Avenue Boulevard in the RMD Zone.

Existing Conditions

The site is located on the east side of the southerly terminus (cul-de-sac) of Caroline Avenue, north of the Metro rail right-of-way/National Boulevard, and south of Jacob Street, as outlined in the Vicinity Map (Attachment No. 2). The Land Use Element of the City's General Plan designates this area as Low Density Two Family Residential, while the Zoning Map designates the area as Residential Medium Density Multiple Family (RMD) Zone; blocks east of Caroline Avenue are zoned R2. The irregularly shaped parcel, narrows at the front due to the existing cul-de-sac and angle of the adjacent right-of-way. It measures approximately 9,896 square feet, and is currently developed with a single family dwelling and a detached accessory structure, originally permitted as a garage. The neighborhood surrounding the site to the north, east and west consists of largely rectangular parcels, smaller in size than the subject parcel, and developed with a mix of single-family and multiple-family residential structures. To the south, the site abuts the existing Metro right-of-way and National Boulevard, which produce a significant buffer from the residential and industrial uses beyond along Schaefer Street and Hayden Avenue. The site is largely unkempt, with a significant amount of dry, patchy, and overgrown vegetation, and enclosed along Caroline Avenue by a dilapidated chain link fence; the existing dwelling is not inhabited. Refer to attached aerial map for context (Attachment No. 3)

Project Description

The two (2) proposed condominium airspace lots will accommodate two future dwelling units which are proposed to be developed as two-story single family structures each with their own attached 2-car garage. Pursuant to Zoning Code Section 17.540.010 Site Plan Review is required for the construction of new residential projects of 3 or more units. Therefore, the two residential units are not subject to any discretionary review and will be reviewed for compliance with the applicable Zoning Code development standards and regulations as part of the City's building permit process. The Planning Commission is only required to take action on the proposed subdivision. The preliminary plans for the proposed two residential structures are included as Attachment No. 6 for reference purposes only. The plans show the two proposed dwellings units arranged such that both will face Caroline Avenue, one will be located at the western portion of the site (front unit) while the other will be at the southeast corner of the site (rear unit). The front unit will be 2,731 square feet and the rear unit will be 2,634 square feet; both units will be three (3) bedroom with two and three-quarter (2 ¾) bathrooms.

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Each dwelling will have an attached two-car garage. The structures are designed to incorporate elements of the Craftsman architectural style. Front yard landscaping will be provided and each unit will have a private yard delineated by decorative fences.

ANALYSIS/DISCUSSION:

Subdivision, Density and Lot Area Requirements

The RMD Zone allows one (1) unit per 1,500 square feet of net lot area, up to a maximum of nine (9) dwelling units; however, the underlying Low Density Two Family Residential General Plan Land Use Designation only allows a maximum of two (2) dwelling units per parcel. Since the General Plan Land Use Designation prevails, the subject property is limited to a maximum of two (2) dwelling units. The minimum lot area for the RMD zone is 5,000 square feet. Due to the size of the parcel (9,896 square feet) it may not be subdivided into multiple individual parcels. Therefore, in order to increase opportunities for ownership, the site is proposed be converted into a condominium subdivision to create two airspace lots.

The State Subdivision Map Act and Culver City Municipal Code (CCMC) Chapter 15.10 regulate the subdivision of land, and require the submittal of a tentative parcel map for subdivisions meeting certain criteria, including specific airspace subdivisions for condominium purposes. In addition, Zoning Code Section 17.210.020 – Table 2-4, Residential Districts Development Standards, requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater, and further notes condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of Zoning Code. A majority of the lots in the area measure approximately 6,000 square feet, while the subject site measures 9,896 square feet; therefore, the overall site complies with this requirement.

One of the various objectives of the tentative parcel map process is to allow the City to review the proposed condominium subdivision to ensure all necessary improvements and requirements are provided. The Public Works Department has reviewed the tentative parcel map (Attachment No. 5) for the proposed condominium subdivision and found it to be in compliance with all applicable State and local regulations as more specifically outlined in the recommended conditions of approval.

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Neighborhood Compatibility

The proposed development is located along the 3400 block of Caroline Avenue which is a local residential street developed with single and multiple family residences, which vary from one-story to two-stories in height, as is the case on the surrounding streets (e.g. Sherbourne Drive, Helms Avenue, Jacob Street, etc.). Said street terminates just south of the subject property at a cul-de-sac point abutting the perimeter wall of the existing Metro rail right-of-way. The proposed subdivision to create condominium airspace lots for the future development of two single family homes will be consistent with the existing density and uses in the neighborhood.

Traffic, Parking and Circulation

The existing fifty (50) foot wide public right-of-way, Caroline Avenue, has been deemed by the Engineering Division to be of adequate width to serve the site and the proposed future two residential units. The gutter, curb, sidewalk, and driveway approach along the project's frontage are required to be removed and replaced and will include the installation of a street tree as more specifically outlined in the recommended conditions of approval.

The proposed common driveway along the southerly end of the site is intended to provide vehicular access to both dwelling units, as well as pedestrian access to the rear unit. Said driveway will be a minimum of ten (10) feet wide. In addition each dwelling unit will have an attached two-car garage for the required on-site parking.

The density of the overall development will not create any significant traffic impacts; therefore the project has not been deemed to require a traffic study. Based on the above, the proposed project is in conformance with all applicable CCMC requirements relating to traffic, parking and circulation.

Comments Received During Public Comment Period

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

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CONCLUSION/SUMMARY:

Project Findings

CCMC Section 15.10.630 lists the findings required to be made by the Planning Commission before a Tentative Parcel Map application can be approved. Based on the proposed tentative parcel map and the preliminary development plans and recommended conditions of approval, staff considers the subdivision to be compatible with the surrounding neighborhood and consistent with applicable standards and guidelines, with adequate public facilities, and consistent with the Culver City General Plan. Additionally, the Tentative Parcel Map meets all requirements of the CCMC and the State Subdivision Map Act. Staff believes the findings for Tentative Parcel Map No. 72550, TPM P-2014026, can be made as outlined in Resolution No. 2014-P006 (Attachment No. 1).

Furthermore, redevelopment of the subject site will be a marked improvement for the neighborhood, as the current dilapidated condition detracts visually and creates a potential detriment to the neighborhood. Lastly, the addition of one (1) net new residential unit adds to the overall housing inventory of the City and is credited towards the Regional Housing Needs Assessment (RHNA) allocation assigned to the Culver City.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the project by staff established that there are no potentially significant adverse impacts on the environment and the proposed project has been determined to be a Class 15 Categorical Exemption (Attachment No. 4) as a "Minor Land Division" (Section 15315) project. As outlined herein, the project consists of the subdivision of the site into two airspace lots. The project is deemed to be consistent with the applicable General Plan and RMD zoning designation and regulations without any variances or exceptions, does not involve a parcel from a larger subdivision within the previous two (2) years, and will not result in a parcel with an average slope greater than 20 percent. In addition, the project will be adequately served by all required utilities and public services; and will have all services and access to local standards. Therefore, the project is categorically exempt pursuant to the above noted CEQA sections.

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ALTERNATIVE OPTIONS:

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

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

ATTACHMENTS:

1. Draft Resolution No. 2014-P006 and Exhibit A – Conditions of Approval.
2. Vicinity Map
3. Aerial Map
4. CEQA Notice of Exemption
5. Tentative Parcel Map No. 72550
6. Preliminary Development Plans dated November 25, 2013 (For Reference Only)

RESOLUTION NO. 2014-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP, TPM P-2014026, FOR THE CREATION OF A TWO UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 3440 CAROLINE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE/LOW DENSITY TWO FAMILY GENERAL PLAN LAND USE DESIGNATION.

(Tentative Parcel Map, TPM P-2014026)

WHEREAS, on December 23, 2013, Jeff Shane (the "Applicant") filed an application on behalf of Norma Rosenberg (the "Owner") for a Tentative Parcel Map to create a two unit condominium subdivision (the "Project"). The Project site is legally described as Lot 66 of Tract No. 3877 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to create the airspace lots for ownership purposes and implement the residential condominium subdivision component of the Project, Planning Commission approval of the following application is required:

Tentative Parcel Map, P-2014026: To create a two (2) lot residential condominium subdivision and to ensure the Project complies with all required standards and City ordinances, to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development in the surrounding neighborhood; and,

WHEREAS, pursuant to Section 15315, Class 15 – Minor Land Division, of the California Environmental Quality Act (CEQA), the Project is Categorically Exempt; and

WHEREAS, on March 12, 2014, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of

1 _ to _, conditionally approved Tentative Parcel Map, TPM P-2014026 in accordance with
2 CEQA.

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

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

8
9 **Tentative Parcel Map:**

10 As outlined in CCMC Section 15.10.630, the following required findings for a Tentative Parcel
11 Map are hereby made:

12 **1. The proposed division will not be materially detrimental to the public welfare nor
13 injurious to the property or improvements in the immediate vicinity.**

14 The proposed division will consist of an airspace subdivision to allow separate
15 ownership opportunities of the two dwelling units allowed on the parcel. The proposed
16 development is located along the 3400 block of Caroline Avenue which is a local
17 residential street developed with single and multiple family residences, which vary
18 from one-story to two-stories in height, as is the case on the surrounding streets (e.g.
19 Sherbourne Drive, Helms Avenue, Jacob Street, etc.). Said street terminates just
20 south of the subject property at a cul-de-sac point abutting the perimeter wall of the
21 existing Metro rail right-of-way. The proposed subdivision to create condominium
22 airspace lots for the future development of two single family homes will be consistent
23 with the existing density and uses in the neighborhood and therefore not be
24 detrimental to the public welfare nor injurious to the property or improvements in the
25 immediate vicinity..

26
27 **2. The proposed division will not be contrary to any official plan adopted by the
28 Council of the City of Culver City or to any policies or standards adopted by the
29 Commission or the Council and on file in the office of the City Clerk at or prior to
the time of filing of the application hereunder.**

30 The proposed airspace subdivision is in compliance with the policies and standards of
the City. The Public Works Department has reviewed the tentative parcel map and
determined it will not be contrary to any adopted public improvement plans. There is
no overlay or Specific Plan designated for this area, and there are no other known
adopted plans with which the proposed subdivision may conflict.

1 **3. Each proposed lot conforms in area and dimension to the provisions of the Zoning**
2 **Code requirements, as set forth in Title 17 of this Code.**

3 CCMC Section 17.210.020 requires a minimum lot area of 5,000 square feet or the
4 average area of residential lots within a 500-foot radius of proposed subdivision,
5 whichever is greater, and further notes condominium, townhome, or planned
6 development projects may be subdivided with smaller parcel sizes for ownership
7 purposes, with the minimum lot area determined through the subdivision review
8 process, provided that the overall development site complies with the minimum lot size
9 requirements of this Chapter. The Project site measures 9,820 square feet, well
above the approximately 6,000 square feet average for surrounding parcels, meeting
this requirement. In addition, review of the tentative parcel map by the Public Works
Department has found the map in substantial conformance with the City's
requirements.

10 **4. Each lot in the proposed division will front on a dedicated street or have a vehicular**
11 **access to a dedicated street approved by the City.**

12 The overall development site is provided vehicular access by means of the existing
13 public right-of-way, abutting the westerly (front) property line of the subject site and
14 named Caroline Avenue. The individual condominium airspace lots and
15 corresponding dwelling units within the site will be accessed by means of a shared ten
16 (10) foot wide driveway. The location of the site at the end of Caroline Avenue does
not present any conflicts as an existing cul-de-sac allows for sufficient access and
circulation to maneuver along the street.

17 **5. Each lot in the proposed division is so designed and arranged that drainage to an**
18 **approved drainage facility is provided for each lot.**

19 Following review of the tentative parcel map by the Public Works Department, it has
20 been conditioned that the applicant submit a Site Improvement Plan which shall
21 include detailed on-site drainage and grading of the site indicated by topographical
22 lines and spot elevation. Said plan will be required to meet the requirements of this
23 finding. The proposed division is only of airspace and not of actual land parcels, and
is designed such that this requirement is not impeded. The conditions of approval will
ensure the proposed project will be in conformance with this required finding prior to
any final approval of the proposed division.

24 **6. The proposed division will not interfere with the widening, extension, or opening of**
25 **any street or Master Plan highway.**

26 Located within an existing urbanized residential neighborhood, the proposed division is
27 provided access by means of the existing public right-of-way, Caroline Avenue.
28 Following Public Works review of the tentative parcel map, it was found that there is no
29 requirement to widen, extend, or open any of the surrounding streets or other right-of-

ways. Further, there were no items of potential interference identified between the proposed division and any known street Master Plan highway.

7. Lot lines are so designed that easements will be located in such positions as to be suitable for the proposed use.

The existing parcel is currently developed with a single family dwelling and has easements located to provide various utilities to the site. The proposed condominium subdivision will not encroach into or interfere with these existing easements. Further, the site layout is designed such that the proposed airspace lots and associated dwelling units are located to allow access and open space whereby any future required easements may be adequately placed.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Tentative Parcel Map, TPM P-2014026, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 12th day of March, 2014.

SCOTT WYANT - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the two (2) unit residential condominium subdivision (the "Project"), for the property located at 3440 Caroline 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.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
8.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	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	
12.	A street tree shall be planted in the parkway at the project's northerly property line with the adopted street tree for this street (i.e. Canary Island Pine). This tree shall be irrigated from the onsite irrigation system and be maintained by the property owner. A landscape and irrigation plan for this tree shall be submitted to the Engineering Division for review and approval. Since a majority of the project's frontage along Caroline Avenue is full width concrete, at least two trees shall be planted within the front yard area of the site. The species and size of these trees shall be as designated by the City's Landscape Architect.	Public Works	Special	
13.	The curb, gutter, sidewalk, and drive approach along the project's frontage shall be removed and reconstructed to the satisfaction of the City Engineer. The proposed drive approach shall be designed for ADA compliance.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
14.	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	
15.	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 and to the satisfaction of the City Engineer. All work in the public right-of-way shall be performed by an appropriately licensed C or A contractor.	Public Works	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	

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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.	Each proposed residence shall have separate sewer laterals connecting to the public sewer main in Caroline Avenue. This design shall be shown on the Site Improvement Plan.	Public Works	Special	
23.	The final map shall be prepared by an engineer or surveyor licensed in the State of California and shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
24.	The final map shall be submitted to the Los Angeles County Department of Public Works for review and to certify that the map is technically correct. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.	Public Works	Special	
25.	A preliminary title report and subdivision guarantee shall be submitted to the City showing all fee interest holders, all interest holders whose interest could ripen into a fee; all trust deeds, together with the names of the trustee and all easement holders. The account for this title report shall remain open until the final map is filed with the County Recorder. No easements shall be granted and recorded until after the final map is recorded, unless approved by the City Engineer and subordinate to any City easements by a certification upon the title sheet of the final map, prior to the grant.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
26.	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 Caroline 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 four (4) points by lead and tags. Centerline tie notes shall be filed with the Engineering Division.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
27.	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	
28.	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	
29.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
30.	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	
31.	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	
32.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
33.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
34.	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	
35.	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	
36.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
37.	All future drawings/plans submitted for permit issuance shall have a "Fire Department Notes" banner on the cover sheet and shall include the following: A. Each house shall have a water service to serve domestic and the fire sprinklers per building. B. Sprinkler systems shall be calculated per NFPA 72 or R313. Water meters shall be installed prior to final inspections. C. Each residence shall have an address visible and legible from the public way. D. The Cul-de-sac shall be painted red and parking on the radius is prohibited as part of the pre-engineered access to the MTA Light Rail system. E. Fencing provided with access gates (if provided) shall be reviewed by CCFD prior to installation for emergency access. F. The existing Fire Hydrant shall not be obstructed during construction and/or after construction has been completed.	Fire	Special	
38.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of a building permit.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
39.	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	
40.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
41.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
42.	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	
43.	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	
44.	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	
45.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
46.	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. A separate haul route permit shall be required. 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	
47.	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	
48.	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	Building/ Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	(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.			
49.	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	
50.	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	
51.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
52.	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	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
53.	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 February 18, 2014 per the Project Review Committee 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	
54.	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	
55.	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	
56.	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	All	Standard	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

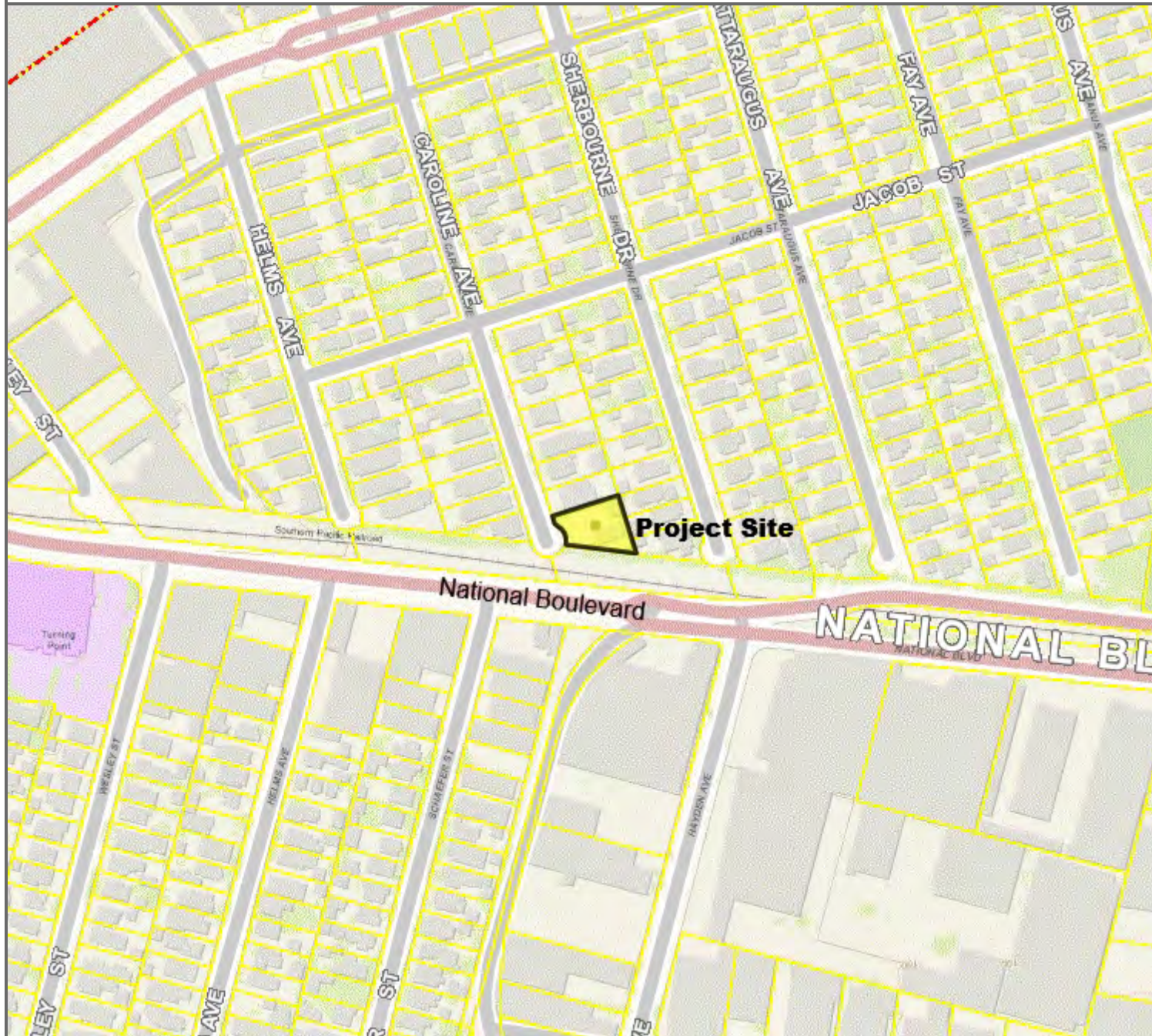
NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all 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.			
57.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2014-P006
Case No. TPM P-2014026

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
58.	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 March 12, 2014, excepted as modified by these Conditions of Approval.	Planning	Standard	
59.	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	
60.	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	
61.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

Vicinity Map

Two unit Condominium Subdivision



Source: Planning Division

Map Created: 02/19/2014

Meeting Date: March 12, 2014

Tentative Parcel Map,
TPM P-2014026

3440 Caroline Avenue



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

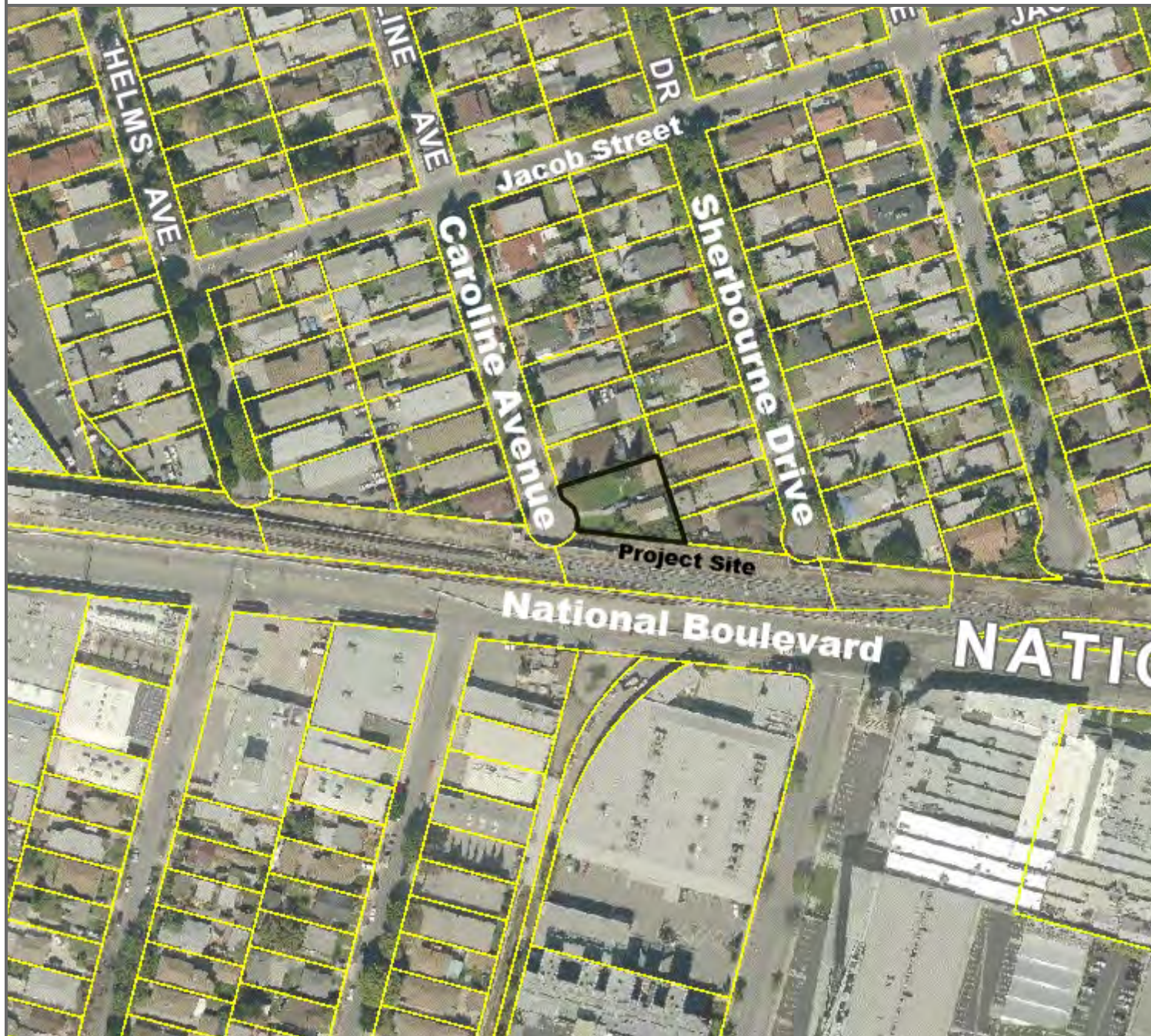
TEL: 310-253-5976

Scale: 1:3,834



0 159.75 319.5 Feet

Aerial Map
Two Unit Condominium Subdivision



Source: Planning Division

Map Created: 03/05/2014

Meeting Date: March 12, 2014

Tentative Parcel Map,
TPM P-2014026

3440 Caroline Avenue



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1:2,548



0 106.17 212.3 Feet



(310) 253-5710

FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF EXEMPTION

DATE: March 14, 2013

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

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

PROJECT:

Title and Case No.: Tentative Parcel Map TPM P2014026

Address/Location: 3440 Caroline Avenue

Project Description: Request to create a two (2) unit condominium subdivision within the Residential Medium Density Multiple Family (RMD) Zone

APPLICANT: Jeff Shane

CULVER CITY APPROVAL ACTION:

1. Planning Commission on March 12, 2014

The decision making body, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical
CEQA Section: 15315
Class: 15

2. Reason why project is Exempt (brief):

There are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt under Section 15315, Class 15 – MINOR LAND DIVISIONS, because the proposed project involves the division of residentially zoned property within an urbanized area into four (4) or fewer parcels, consistent with the applicable General Plan and zoning designation and regulations without any variances or exceptions; does not involve a parcel from a larger subdivision within the previous two (2) years; will not result in a parcel with an average slope greater than 20 percent; will be adequately served by all required utilities and public services; and will have all services and access to local standards.

Thomas Gorham, Title: Planning Manager

TENTATIVE PARCEL MAP NO. 72550

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES

A ONE LOT PARCEL MAP FOR CONDOMINIUM PURPOSES THAT COMPRISES 2 RESIDENTIAL UNITS, BEING A SUBDIVISION OF A PORTION OF LOT 66 OF TRACT NO. 3877 PER MAP RECORDED IN BOOK 44, PAGE 27, OF MAPS RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA

ADDRESS: 3440 CAROLINE AVENUE



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

(A) ELY LINE OF PUBLIC STREET PER DOCUMENT RECORDED 11-21-1979 AS INSTRUMENT NO. 79-1310392, O.R.

REMOVE RESIDENTIAL STRUCTURE TO BE REMOVED.

✓ FH FIRE HYDRANT

○ SSMH SANITARY SEWER MANHOLE

○ SSMH STORM DRAIN MANHOLE

○ SSMH STREET LIGHT

HC HANDICAP RAMP

CB CATCH BASIN

GP GUARD POST

SUBDIVIDER:

JEFF SHANE
221 36TH STREET
MANHATTAN BEACH, CA 90266
PHONE: 310-913-2320

OWNER

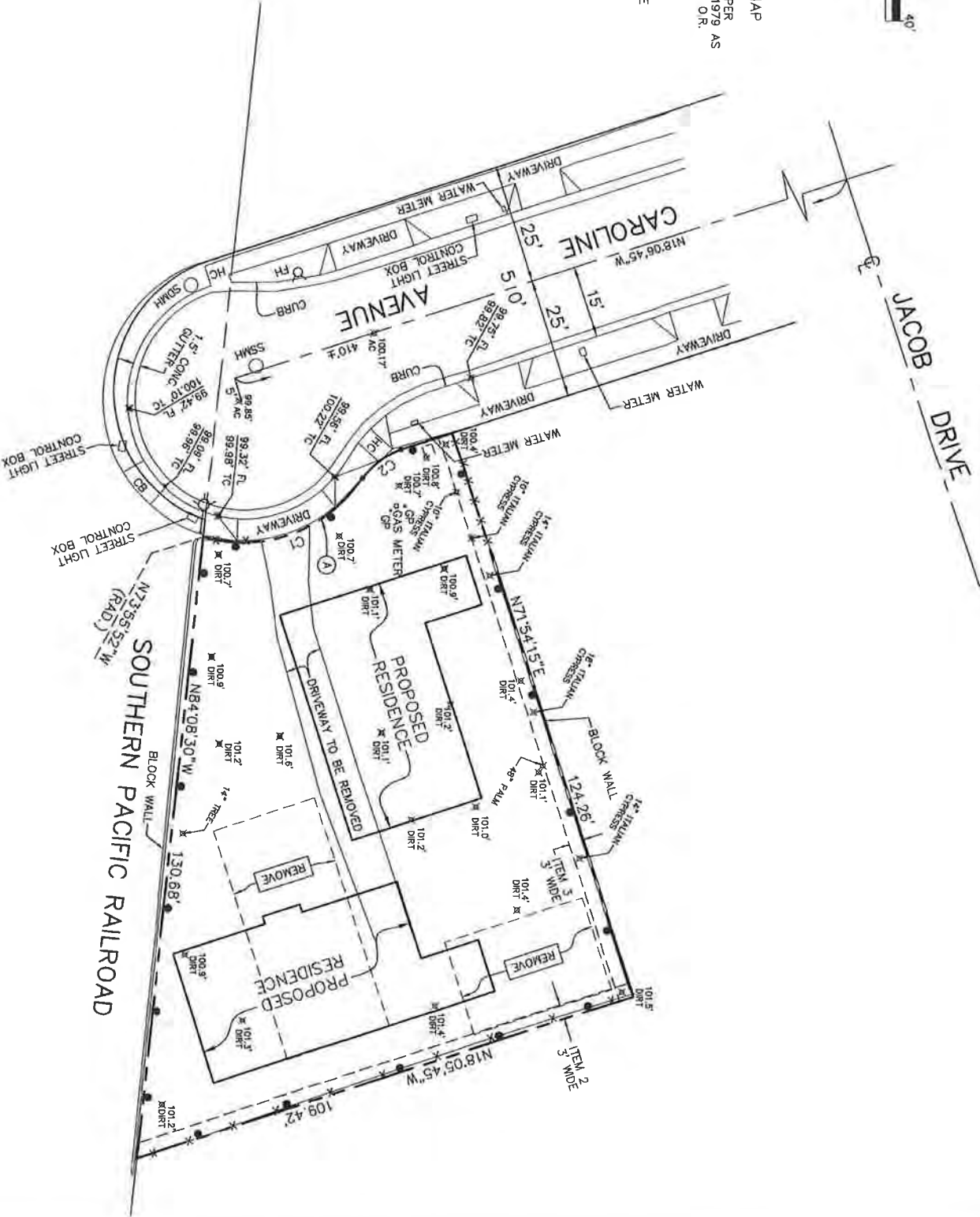
NORMA AND LARRY ROSENBERG
3440 CAROLINE AVENUE
CULVER CITY, CA 90232
PHONE: 818-884-5769

CIVIL ENGINEER

SIKAND ENGINEERING ASSOCIATES
15230 BURBANK BLVD., SUITE 100
VAN NUYS, CA 91411
PHONE: 818-787-8550

NOTES:

1. APN 4312-025-020
2. GENERAL PLAN: LOW DENSITY TWO FAMILY
3. ZONING EXISTING: RMD
4. USE: PROPOSED 2 RESIDENTIAL CONDOMINIUM UNITS
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
7. SITE IS LEVEL
8. THE SITE IS LOCATED IN FLOOD ZONE "X" ON F.I.R.M. NO. 06037C1595F EFFECTIVE 9-26-2008 AND IS NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
9. GAS-SOUTHERN CALIFORNIA GAS COMPANY
10. POWER-SOUTHERN CALIFORNIA EDISON COMPANY
11. TELEPHONE- AT&T
12. TELEVISION- TIME WARNER CABLE
13. LOT DIMENSIONS SHOWN HEREON ARE BASED ON RECORD DATA.
14. LOT AREA=9,872 SQ. FT.



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N18°06'45"W	11.23'	

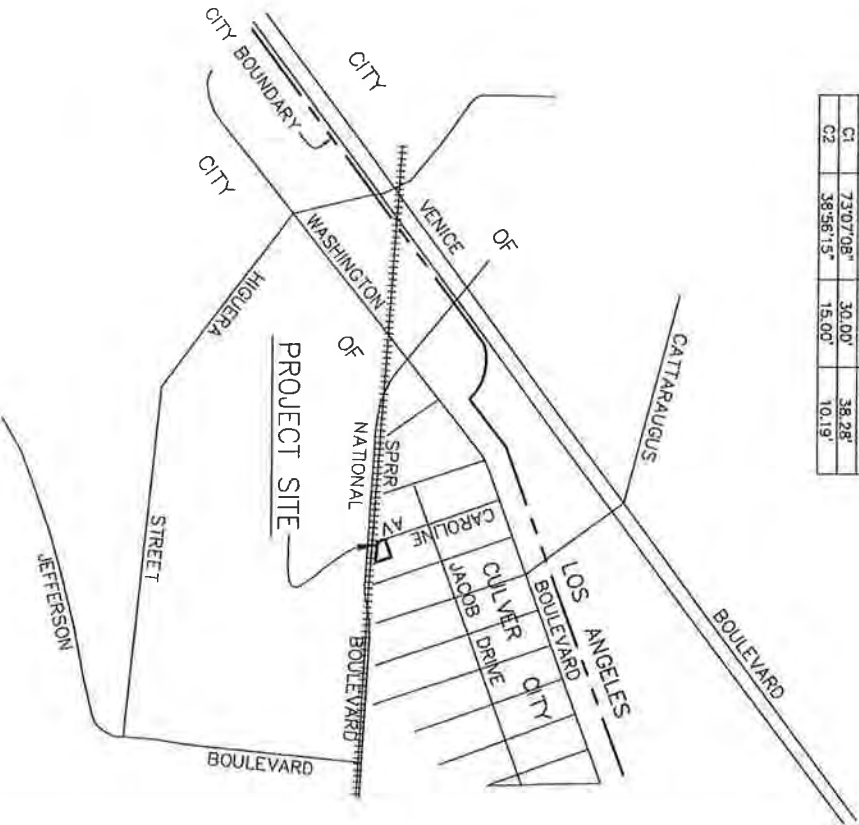
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	73°07'08"	30.00'	38.28'
C2	38°56'15"	15.00'	10.19'

- EASEMENTS PER LAWYERS TITLE COMPANY
PRELIMINARY REPORT #113040185 DATED 8-19-2013
- ITEM 2 SOUTHERN CALIFORNIA TELEPHONE COMPANY
EASEMENT FOR UTILITIES PER BOOK 16923 PAGE 22, O.R.
- ITEM 3 PEOPLES WATER COMPANY OF PALMS
EASEMENT FOR UTILITIES PER BOOK 309 PAGE 319, M.R.
- ITEM 4 PEOPLES WATER COMPANY OF PALMS
EASEMENT FOR UTILITIES PER BOOK 5696 PAGE 132, O.R.
(BLANKET IN NATURE)

RONALD R. HORN RCE 16913

DATE

Ronald R. Horn 10-10-13



VICINITY MAP
NOT TO SCALE



15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
Info@sikand.com



GIOVANNI QUINTERO
LUIS JIMENEZ

6622 W. 86TH PLACE #4
LOS ANGELES, CA 90045
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E-MAIL: LOOKING4GIO@GMAIL.COM
WEB SITE: WWW.GXGCOOPDESIGN.COM

440 CAROLINE AVE
CULVER CITY, CA 90232

440 CAROLINE AVE
CULVER CITY, CA 90232

SITE PLAN / ROOF PLAN

CONSULTANT

2013

A-001



SCALE 1" = 5'-0"

OWNER: JEFF SHANE
3440 CAROLINE AVE
CULVER CITY, CA 90232

OWNER: JEFF SHANE
3440 CAROLINE AVE
CULVER CITY, CA 90232

DESIGNER: GIOVANNI QUINTERO
GXG COOP DESIGN
6622 W. 86TH PLACE #4
LOS ANGELES, CA 90045
TEL: 310-749-7536
EMAIL: LOOKING4GIO@GMAIL.COM
WWW.GXGCOOPDESIGN.COM

ENGINEER: SIKAND (ENGINEER/PLANNING/SURVEYING)
15230 BURBANK BLVD.
VAN NUYS, CA 91411
TEL: 818-787-8550

SURVEY: HARVEY A GOODMAN
834-17TH STREET
SANTA MONICA, CA 90404
TEL: 310-829-1037

PROJECT SCOPE:
FRONT HOUSE - SINGLE FAMILY RESIDENCE.

- FIRST FLOOR 1,287 sq.ft.
- SECOND FLOOR 1,444 sq.ft.
- (2) CAR GARAGE 403 sq.ft.

PROJECT SCOPE:
FRONT HOUSE - SINGLE FAMILY RESIDENCE.

- FIRST FLOOR 1,287 sq.ft.
- SECOND FLOOR 1,444 sq.ft.
- (2) CAR GARAGE 403 sq.ft.

BACK HOUSE - SINGLE FAMILY RESIDENCE.
- FIRST FLOOR 1,189 sq.ft.
- SECOND FLOOR 1,445 sq.ft.
-(2) CAR GARAGE 403 sq.ft.

MAXIMUM LOT AREA:
 $1,500 + 40\% (9,896 \text{ sq.ft.}) = \text{MAXIMUM ALLOWED}$
 $1,500 + 3,958 = \mathbf{5,458 \text{ sq.ft.}}$

PROPOSED AREA:

FRONT HOUSE =	2,731
BACK HOUSE =	2,634
TOTAL =	5,458 sq.ft.

MAXIMUM LOT AREA ALLOWED: 5,365 < 5,523

LOT: 66
TRACT NO: 3877
MAP RECORD BOOK: 44
PAGE: 27

A-001	TITLE SHEET
A-F101	FRONT HOUSE FLOOR PLANS
A-F301	FRONT HOUSE ROOF PLAN
A-F401	FRONT HOUSE ELEVATIONS
A-B101	BACK HOUSE FLOOR PLANS
A-B301	BACK HOUSE ROOF PLAN
A-B401	BACK HOUSE ELEVATIONS

1	TOPOGRAPHIC & BOUNDARY SURVEY
	TENTATIVE PARCEL MAP NO. 72550

A-001



CO-op DESIGN

GIOVANNI QUINTERO
LUIS JIMENEZ
6622 W. 86TH PLACE #4
LOS ANGELES, CA 90045
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E-MAIL: LOOKING4GIG@GMAIL.COM
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CAROLINE
RESIDENCE

3440 CAROLINE AVE
CULVER CITY, CA 90232

COLOR SITE PLAN

DATE	NOV 25, 2013
SCALE	
DRAWN	GQ
JOB no.	2013 - 009
REVISIONS	
PLANNING REVISIONS 2-25-14	
	▲
	▲
	▲
	▲
	▲
	▲
	▲
	▲
	▲
	▲

CONSULTANT

The above drawings, specifications, ideas, and arrangements represented thereby are and shall remain property of GXG CO-op Design and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of GXG CO-op Design. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

2013

SHEET
NUMBER

A-002



PROPOSED SITE PLAN

SCALE 3/16" = 1'-0"



CAROLINE
RESIDENCE

3440 CAROLINE AVE
CULVER CITY, CA 90232

FRONT HOUSE FLOOR PLANS

[illegible]

CONSULTANT

the above drawings, specifications, ideas, and arrangements presented thereby are and shall remain the property of GSC Co-Op Design and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which this project has been prepared and developed, without the written consent of GSC Co-Op Design. Visual contact with these drawings or specifications shall constitute a release of the drawings or specifications from all restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

SHEET
NUMBE

A-F101





CO-op DESIGN

GIOVANNI QUINTERO
LUIS JIMENEZ
6622 W. 86TH PLACE #4
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CAROLINE
RESIDENCE

3440 CAROLINE AVE
CULVER CITY, CA 90232

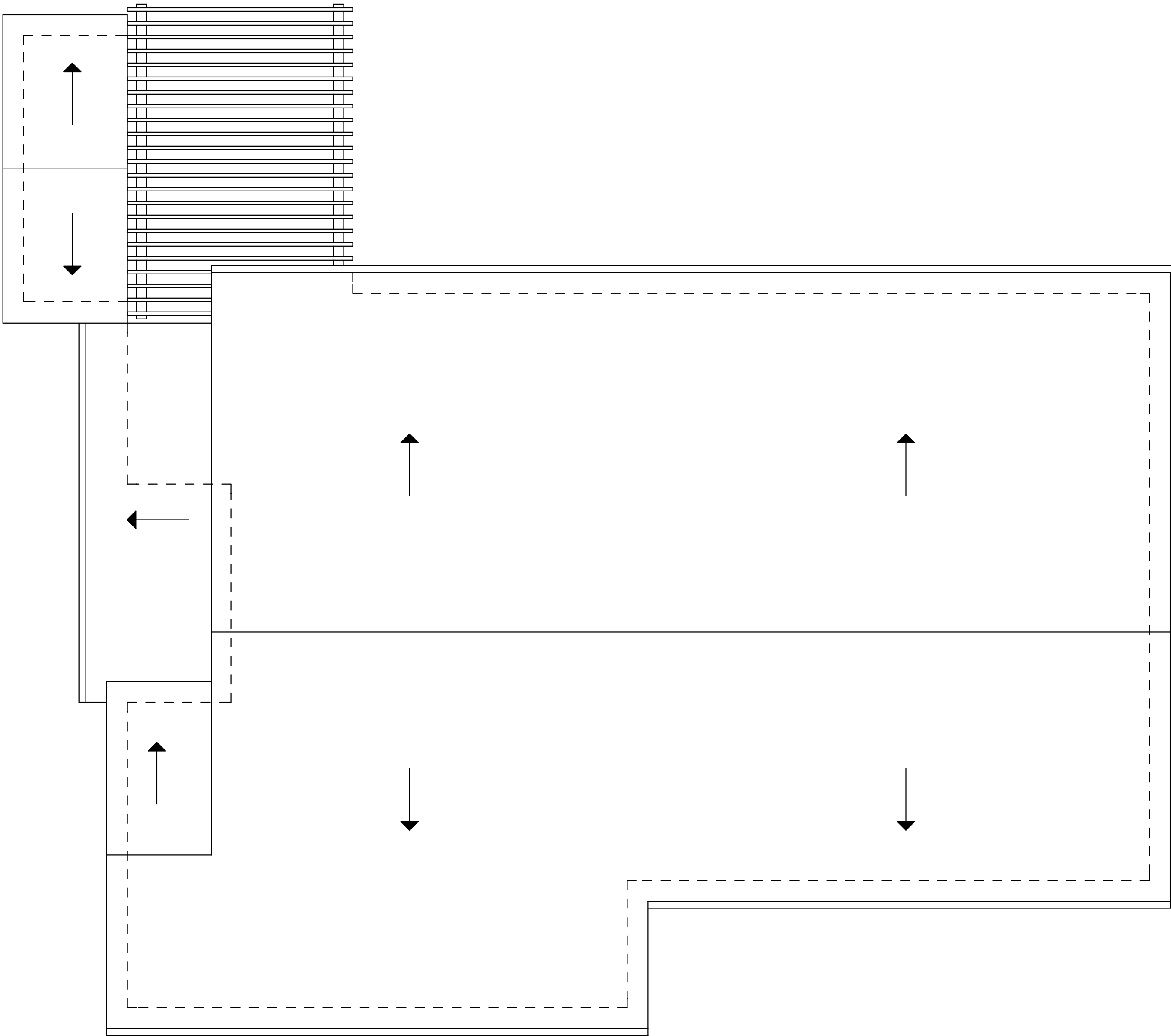
FRONT HOUSE ROOF PLAN

DATE	NOV 25, 2013
SCALE	
DRAWN	GQ
JOB no.	2013 - 009
REVISIONS	
PLANNING REVISIONS 2-25-14	
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CONSULTANT

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2013



PROPOSED FRONT HOUSE ROOF PLAN

SCALE 1/4" = 1'-0"

SHEET
NUMBER

A-F301



CAROLINE
RESIDENCE

FRONT HOUSE ELEVATIONS

CONSULTANT

2013

A-F401

GENERAL NOTES

FOR ANY OUTDOOR LIGHTING PROPOSED
IT SHALL BE ENERGY EFFICIENT, ARCHITECTURALLY
INTEGRATED, DIRECTED DOWNWARD & AWAY FROM
ADJACENT PROPERTIES, AND SHIELDED OR RECESSED
TO CONFINE GLARE & REFLECTIONS TO THE SUBJECT SITE

KEY NOTES

1. COMPOSITION ROOF
CLASS "B" RATED MIN.
2. RIVER ROCK
3. WOOD SIDING
4. STUCCO
5. WOOD TRIM
6. WOOD TRELLIS
7. GUTTER



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



CAROLINE
RESIDENCE

3440 CAROLINE AVE
CULVER CITY, CA 90232

BACK HOUSE FLOOR PLANS

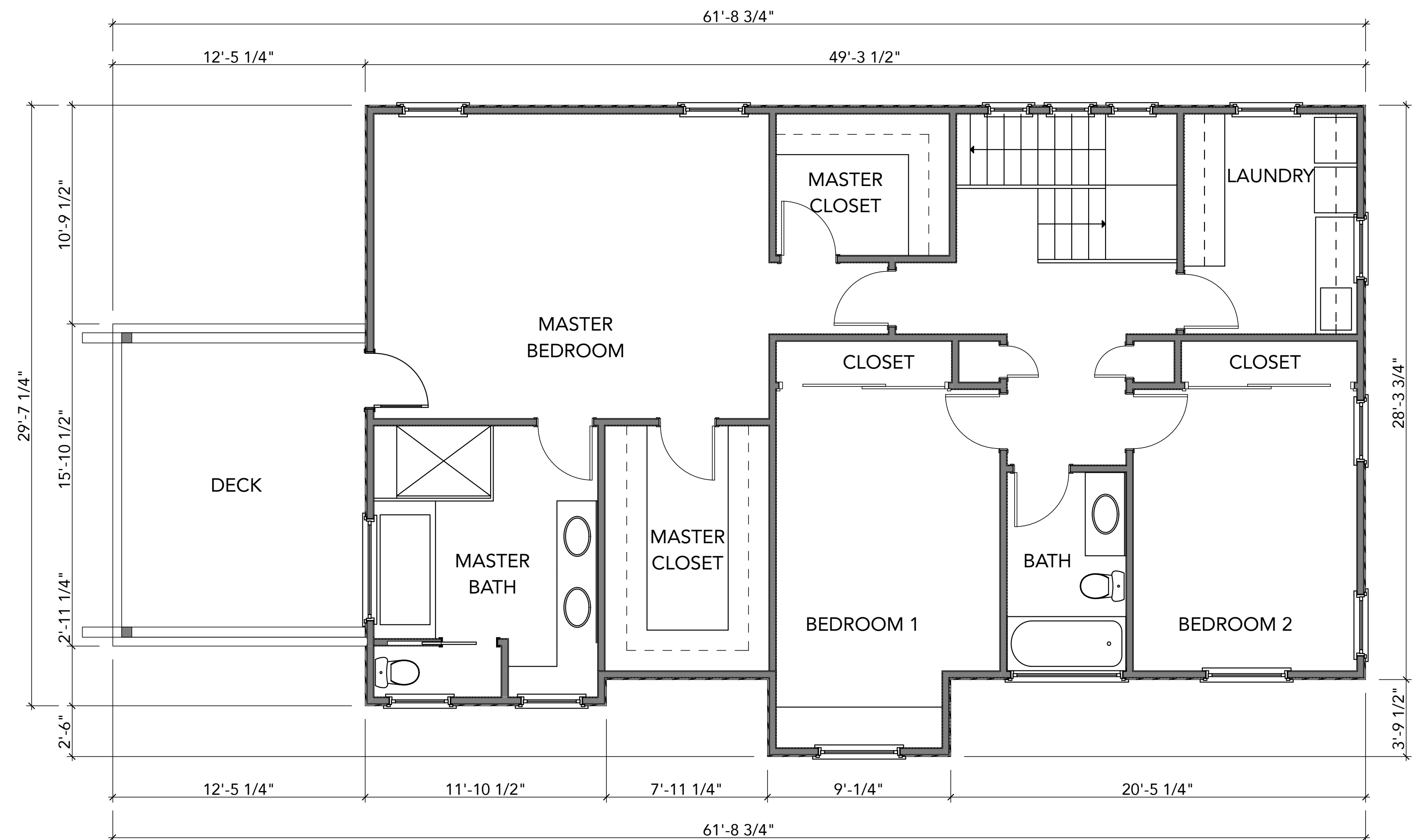
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CONSULTANT

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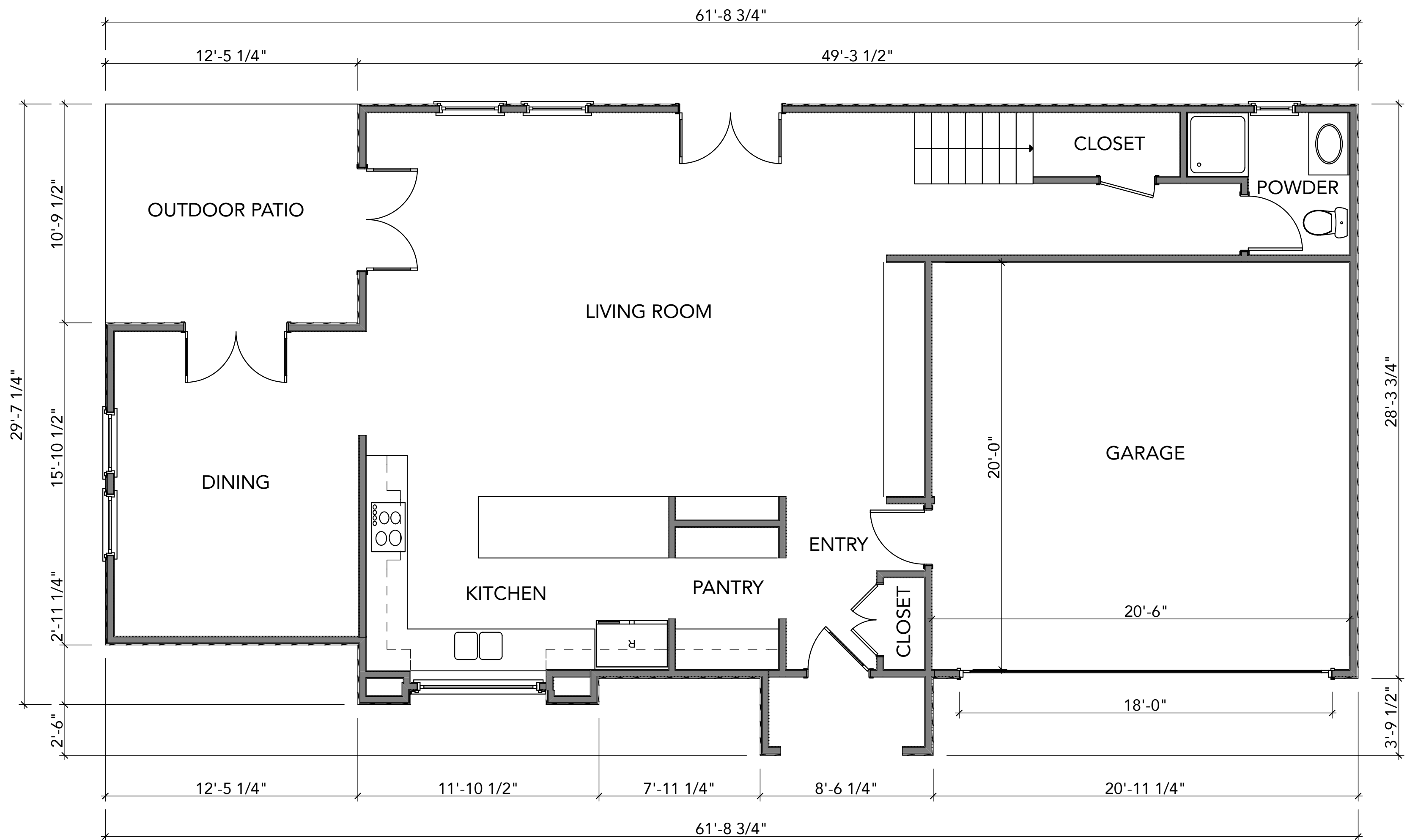
SHEET
NUMBER

A-B101



PROPOSED BACK HOUSE SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED BACK HOUSE FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



CO-op DESIGN

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LOS ANGELES, CA 90045
TELEPHONE: 310 749 7536
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WEB SITE: WWW.GXGCOOPDESIGN.COM

CAROLINE
RESIDENCE

3440 CAROLINE AVE
CULVER CITY, CA 90232

BACK HOUSE ROOF PLAN

DATE	NOV 25, 2013
SCALE	
DRAWN	GQ
JOB no.	2013 - 009

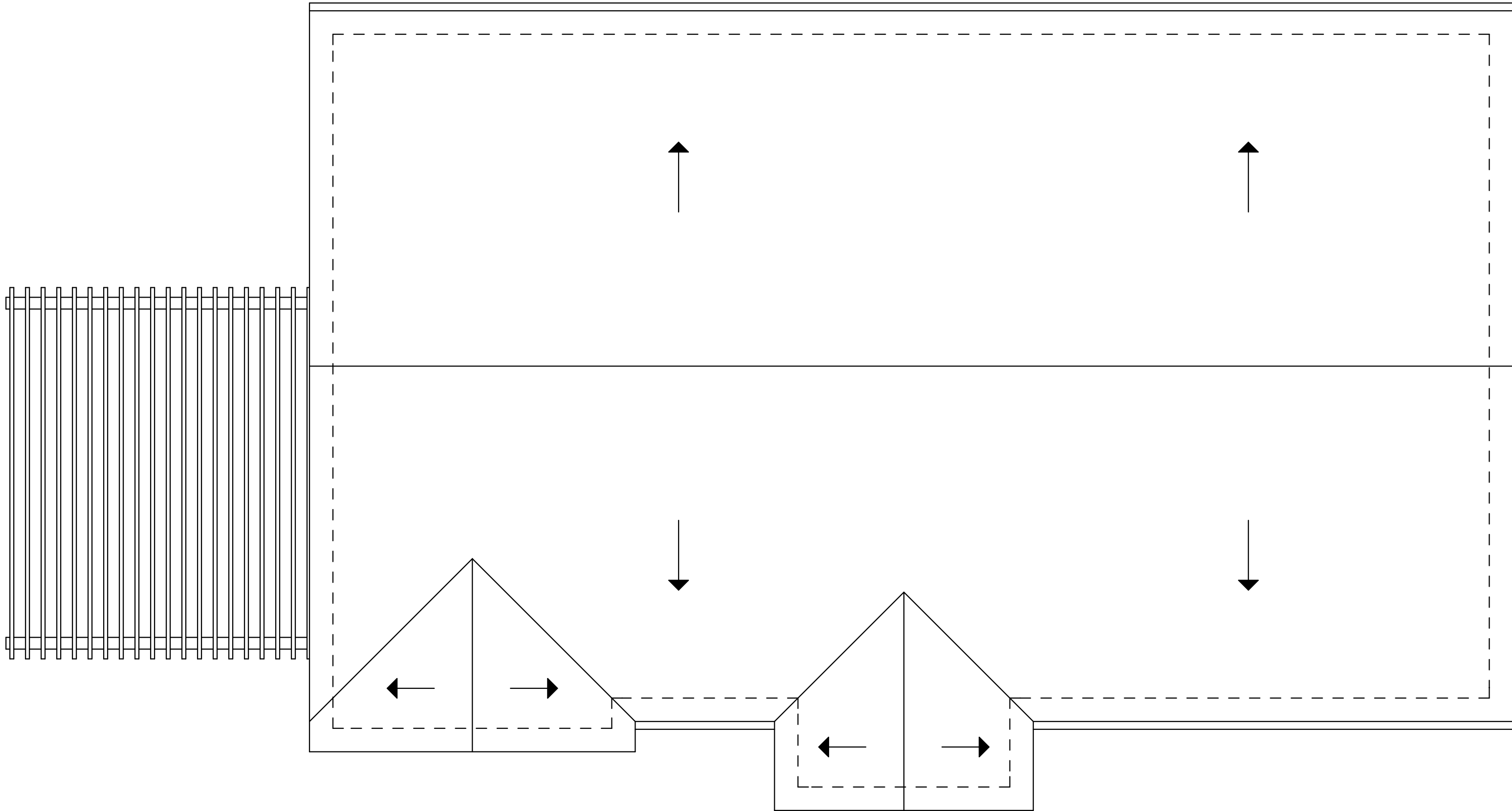
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PLANNING REVISIONS 2-25-14

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CONSULTANT

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2013



PROPOSED BACK HOUSE ROOF PLAN

SCALE 1/4" = 1'-0"

SHEET
NUMBER

A-B301



MAIL: LOOKING4GIO@GMAIL.COM
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440 CAROLINE AVE
CULVER CITY, CA 90232

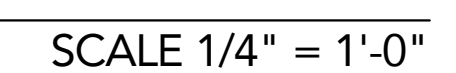
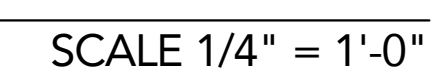
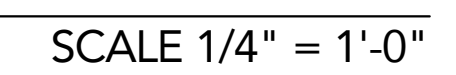
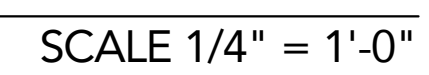
BACK HOUSE ELEVATIONS

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A-B401

FOR ANY OUTDOOR LIGHTING PROPOSED
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TO CONFINE GLARE & REFLECTIONS TO THE SUBJECT SITE

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CLASS "B" RATED MIN.
2. RIVER ROCK
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6. WOOD TRELLIS
7. GUTTER



City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: March 12, 2014		Item Number: PH-2	
AGENDA ITEM: Comprehensive Plan Amendment No. 6 for The Culver Studios, located at 9336 Washington Boulevard, to permit new development on the studio site in two phases.			
Contact Person/Dept.: Joshua Williams, Associate Planner		Phone Number: (310) 253-5706	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: On February 20, 2014, a notice was mailed to all the property owners and occupants within a 500 foot radius of the site and emailed to the Master Notification List. The notice was also published in the Culver City News on February 20, 2014.			
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

The Culver Studios has had a change in ownership which was finalized on March 5, 2014. The new owners, Hackman Capital Partners, is evaluating the development program in the proposed Comprehensive Plan Amendment and considering changes. In order to allow time for the new owner to provide an updated Comprehensive Plan document reflecting their intended development program staff is recommending that the Planning Commission continue the item to a date to be determined. A new public hearing notice will be provided once a new hearing date is established.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: March 12, 2014		Item Number: A-1	
AGENDA ITEM: Invitation to the Planning Commission to Provide Comment during the City's Fiscal Year 2014/2015 Budget Process.			
Contact Person/Dept.: Sol Blumenfeld Thomas Gorham		Phone Number: (310) 253.5702 (310) 253-5727	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: N/A			
Planning Approval: Thomas Gorham, Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

Staff recommends the Planning Commission receive the invitation from the City Council to provide comments during the City's Fiscal Year 2014/2015 Budget Process.

BACKGROUND AND DISCUSSION:

Beginning with the upcoming Fiscal Year (Fiscal Year 2014/2015), the City Council has approved an enhanced budget process. This process provides additional opportunities for the public to provide input into the budget document. Further, the City Council has specifically invited members of the City's Commissions, Committees, and Boards to provide comments during the City's Fiscal Year 2014/2015 Budget Process.

Attached is the Budget Calendar for this fiscal year. Members of the City's Commissions, Committees and Board are welcome to attend any and all of the public meetings of the City Council at which the budget will be reviewed and ultimately considered for adoption by the City Council.

As the City Manager's Proposed Budget for Fiscal Year 2014/2015 is created, Members of the City's Commissions, Committees, and Board are welcome to provide comments on the proposals. As the process moves forward, you may transmit any comments on the budget to the staff supporting your body.

City of Culver City, California
Planning Commission Agenda Item Report

ATTACHMENTS:

1. Budget Calendar – Fiscal Year 2014/2015
2. Planning Division Fiscal Year 13/14 & 14/15 Work Plan

MOTIONS:

That the Commissions, Committees, and Board:

Acknowledge the invitation from the City Council to provide comments during the City's Fiscal Year 2014/2015 Budget Process and receive and file this report.

Culver CITY
Budget Calendar
Fiscal Year 2014 - 15

OB=Operating Budget

CIP=Capital Improvement Program

SA=Successor Agency

BUDGET	DUE DATE	PARTICIPANTS	TASK / ACTIVITY
OB/CIP	11/25/2013	Budget & Finance	Preliminary General Fund Year-End Report on FY12-13
OB/CIP	1/13/2014	Budget & Finance	Open Online "Citizen Budget Input Box" for budget input ideas
OB/CIP/SA	Week of 1/20/2014	Budget & Finance	Mid-Year Budget Review Process Kick-Off
OB/CIP	2/10/2014	Budget & Finance	Print Public Notice (for 2/24/2014)
OB/CIP/SA	Week of 2/10/2014	City Manager/ Executive Management/ Budget & Finance	Mid-Year Review Departmental Meetings with City Manager (if needed)
OB/CIP/SA	2/24/2014	City Council/ City Manager / Budget & Finance / Executive Management	City Council Presentation - Presentation of Mid-Year Results - Projection for year-end and Updated 5-Year Forecast - City Council Input on Work Plans & Priorities - Pre-Proposed Budget Public Comment Period
OB/CIP/SA	2/1 - 3/31/2014	Commissions / Boards / Committees	Commissions, Boards & Committee Discussion on Budget/Work Plan Recommendations
OB/CIP	3/10/2014	Budget & Finance	Print Public Notice (for 3/24/2014)
OB/CIP	3/10/2014	City Council/ City Manager / Budget & Finance / Executive Management	- Department Presentations & Discussions of FY13-14 Work Plan Status Updates & Proposed FY14-15 Work Plans
OB/CIP/SA	3/24/2014	City Council	2nd Pre-Proposed Budget Public Comment Period
OB/CIP/SA	3/25/2014	Budget & Finance / Executive Management	Budget Kickoff - Distribute work packets/guidelines, and other materials - Distribute Capital Project Forms - Presentation on Budget Preparation
OB/CIP/SA	4/8/2014	Commissions / Boards / Committees	Commission, Boards & Committees Recommendations Due to Applicable Department Director and City Manager
OB/CIP	4/11/2014	Executive Management	Budget Materials Due from Departments - Departments Submit Proposed Budget - Departments Submit Proposed Capital Improvement Projects

Culver CITY
Budget Calendar
Fiscal Year 2014 - 15

OB=Operating Budget

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BUDGET	DUE DATE	PARTICIPANTS	TASK/ACTIVITY
OB/CIP/SA	4/14 - 4/25/2014	City Manager/ Executive Management/ Budget & Finance	Departments meet with City Manager (as necessary)
OB/CIP	4/28/2014	Budget & Finance	Print Public Notice (for 5/12/2014)
OB/CIP/SA	4/28- 5/7/2014	Budget & Finance	Prepare and assemble 2014-15 Proposed Budget and Related Documents / Prepare Gann Limit / Prepare "Budget at a Glance"
OB/CIP/SA	Week of 5/5/2014	Information Technology Dept. - Graphic Services	Print Proposed Budget Documents
OB/CIP/SA	5/12/2014	City Council/City Manager/Budget & Finance	Presentation of Proposed Budget / Public Comment
OB/CIP	5/12/2014	Budget & Finance	Release of "Budget at a Glance" Document
OB/CIP/SA	Week of 5/19/2014	City Council/City Manager/Budget & Finance/Executive Management	Departmental Presentations to City Council
OB/CIP	5/26/2014	Budget & Finance	Print Public Notice (for 6/9/2014)
OB/CIP	6/9/2014	City Council	2nd Public Comment Period on Proposed Budget
OB/CIP	6/9/2014	Budget & Finance	Print Public Notice (for 6/23/2014)
OB/CIP/SA	6/23/2014	City Council/City Manager/Budget & Finance	Final budget Public Hearing / Budget Adoption - Adopt 14-15 Budget and Prop 4 Gann Limit - Adopt 14-15 Capital Budget - Adopt 14-15 SA Budget
OB/CIP/SA	7/1/2014	Budget & Finance	Implement Adopted 2014-15 Budget
OB/CIP/SA	July / August 2014	Budget & Finance	Update budget book to reflect City Council and SA Board decisions and update final 2013-14 accomplishments
OB/CIP/SA	July / August 2014	IT/Graphic Services	Print Adopted Budget Document
OB/CIP/SA	July / August 2014	Budget & Finance	Post Adopted Budget on City Website

Planning Division FY13/14 & 14/15 Zoning and GP Amendments & Studies

Parking Amendments & Studies	Code Section	Quarter
1. Hayden Tract /Smiley Blackwelder IG Parking Districts (IG Zones)	17.320.025	1 st Quarter Complete
2. Parking Stall Design Standards	17.320.035C	1 st Quarter “ “
3. Parking Aisle Width	17.035.C.2 Table 3-4	1 st Quarter “ “
4. Accessory Commercial Use Parking	17.320.020.H Table 3-3	1 st Quarter “ “
5. Covered/Uncovered Parking Space	17.320.035.N.3	1 st Quarter “ “
6. Parking Requirements Codified in Parking Tables	17.320.020.H Table 3-3	1 st Quarter “ “
7. Tandem Parking in R-1 Zones	17.320.035.C.1.b	1 st Quarter “ “
8. Fleet Vehicle Parking	17.320.020.H Table 3-3	1 st Quarter “ “
9. Back Up Space for Garages Off Alleys	17.320.025.N	1 st Quarter “ “
10. Covered Parking Requirements	17.320.035.N.3	1 st Quarter “ “
11. Minimum 2-Car Garage Size	17.320.035.C.1.a Figure 309	1 st Quarter “ “
12. Back-Up Distance, Clear Angle, 45°	17.320.035.C.1.a Figure 309	1 st Quarter “ “

Signs - Commercial Area Improvements:	Quarter
1. Window Signs	17.330.025.N & 17.330.020.b Table 305 3 rd Quarter
2. Non-conforming Signs	17.330.045.A 3 rd Quarter
3. Temporary Banners	1 conflicts with (a) and C1 17.330.025.K Table 3-6A 3 rd Quarter

Definitions of Planning and Zoning Terms & Special Studies	Quarter
1. Housing Element – Supportive Housing	17.220 4 th Quarter
2. Nonconforming Provisions	17.700.005 4 th Quarter
3. Lofts / Mezzanines	17.700.005 4 th Quarter
4. Multifamily Design Guidelines	Clarksdale 1 st Quarter 14/15
5. Multifamily Design Guidelines	DNA 3 rd Quarter 14/15

Ancillary Structures	Quarter
1. Portable Sheds	17.400.100.3.C.i 4 th Quarter
2. Temporary Storage Containers	17.400.115 and 17.520.015.A.4 4 th Quarter
3. Administrative Decisions on Fence Height	17.300.025.I 4 th Quarter
4. Front Yard Trellis Structures >36”	17.300.020.E Table 3-1 4 th Quarter

Outdoor Dining	Quarter
1. Outdoor Dining in Industrial Zones	17.230.015 Table 2-8 4 th Quarter
2. Outdoor Dining Smoking Areas	17.400.070 4 th Quarter

Residential / Commercial / Industrial Development Standards	Quarter
1. Minimum Lot Area for R-2, - Codify	17.210.020 Table 2-3 4 th Quarter
2. Exception to Building Height	17.300.025 4 th Quarter
3. Distance Between Structures on a Lot	17.210.020 Table 2-3 4 th Quarter
4. Schools in Industrial Zones	17.230.015 4 th Quarter
5. Retail Smoking Establishments	17.220.015 4 th Quarter

Amendments & Studies	Code Section	Quarter
1. Caltrans Excess Property GP Amendment and Rezoning		2 nd Quarter 14/15
2. Housing Element Update		3 rd Quarter - Complete

Planning Division FY13/14 & 14/15 Development Projects

Projects	Quarter
Washington National (Lowe) Comprehensive Plan	3 rd Qrt. 14/15
Washington/Centinela Market Hall SPR	4 th Qrt. 14/15
Jazz Bakery SPR	4 th Qrt. 14/15
700 Corporate Pointe Office Building SPR	4 th Qrt.
Caroline Avenue two lot subdivision	3 rd Qrt.
Sony Backlot Project	3 rd Qrt. Complete
Sony Production Services CR	4 th Qrt.
Sony Jimmy Stewart Office Building CR	4 th Qrt.
Culver Studios CP Amendment	4 th Qrt.
11197 Washington Car Wash CUP	3 rd Qrt Complete
3609 Hayden Batting Cage CUP	4 th Qrt.
Westside Brake and Tire CUP	1 st Qrt. 14/15
Wende Museum Comprehensive Plan	3 rd Qrt. Pending Council Review
Extended Stay Hotel SRR/HE	1 st Qrt. 14/15
Airport Marina Ford SPR	1 st Qrt 14/15
3837 Bentley 3-unit Condo SPR/TPM	2 nd Qrt. 14/15
9919 Jefferson Office Building SPR	2 nd Qrt. 14/15
Lenawee Assisted Living/SFD PD and CP	2 nd Qrt. 14/15
Washington/Ingelwood Mixed Use SPR	1 st Qrt. 14/15
Globe Housing Comprehensive Plan	3 rd Qrt. 14/15
Baldwin Mixed Use SPR	3 rd Qrt. 14/15

Other Proposed FY 14/15 Planning Division Projects

Affordable Housing Studies

1. 2nd Units Study – Zoning incentives to encourage 2nd Units on qualifying 6,000 sq. ft. lots
2. Priority Project Reviews and Fee Reductions
3. Reduced Parking Requirements
4. By-right Development
5. Inclusionary Zoning

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CALIFORNIA

February 12, 2014
7:00 p.m.

Call to Order & Roll Call

Chair Wyant called the meeting of the Planning Commission to order at 7:05 p.m.

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

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Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

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Comments for Items NOT on the Agenda

Chair Wyant invited public input.

The following member of the audience addressed the Planning Commission:

Len Johnson expressed concern regarding the condition of a spot used by skaters on the corner of Culver and Elenda and he asked that a renovation be done to improve the site.

Sol Blumenfeld, Community Services Director, discussed authorization and funding for the work; policy issues; and a suggestion that the speaker raise the issue to the Parks, Recreation and Community Services Commission and the City Council.

Chair Wyant indicated that staff would follow up with the speaker on ways to proceed.

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Public Hearings

Item PH-1

Conditional Use Permit to allow a drive-through car wash as part of an existing Chevron gas station located at 11197 Washington Place (Continued from December 11, 2013)

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Joshua Williams, Associate Planner, provided a summary of the material of record.

Discussion ensued between staff and Commissioners regarding hours of operation; other car washes in the area; concern with setting a precedent by granting a waiver; mitigations; creating a standard for similar uses; the process; and the Conditional Use Permit process.

Chair Wyant invited public input.

The following members of the audience addressed the Commission:

Karl Huy, Travis Companies, asked that Condition 13 regarding the trash enclosure be removed or clarified; requested clarification in Condition 20 regarding the length and location of the wall; requested ground mounting of the vacuum units as mentioned in Condition 37; discussed hours of operation; neighborhood meetings; the noise analysis; wall height; and sound mitigation efforts.

Vice Chair Smith Frost received clarification from the owner regarding price points; the smog function; and how many cars would be served per hour.

Discussion ensued between staff, Commissioners and the applicants regarding Condition 37; noise levels of the vacuum units; ambient noise; site noise; hours of operation; reductions to noise levels with the installation of the wall; the noise ordinance; minimum standards; adding stringency if cause exists; decibel levels; noise nuisance and impacts to the neighborhood; Condition 13; trash

enclosure requirements; the length of the wall and increased height; the eastern terminus of the back wall; and the noise study.

Commissioner VonCannon thanked the applicant for holding the neighborhood meetings noting that he was one of very few people who attended.

Additional discussion ensued between staff and Commissioners regarding the Culver Car Wash.

Chair Wyant invited public comment.

The following member of the audience addressed the Commission:

Mike Delgado indicated that he was present to speak about Commonwealth.

Chair Wyant explained that Public Comment for Items Not on the Agenda had passed but would be heard again at the conclusion of this item.

Further discussion ensued between staff and Commissioners regarding the smog facility; current sound levels; and previous neighborhood complaints.

Ben Pouldar reported owning and operating several car washes; discussed vacuum placement; costs for a central unit; price increases necessary to offset expenses; the Green Valley project; hours of operation; noise levels; and the neighboring the auto repair shop.

Staff clarified that the nearby auto repair shop did not have a restriction on their hours but they did not operate until late in the evening and no complaints had been received.

Responding to inquiry, the applicant clarified that the gas station was currently open 24 hours per day.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY VICE CHAIR SMITH FROST AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding noise mitigation; concerns raised at the public meeting;

hours of operation; impacts to nearby residents; ambient noise; a suggestion that above ground vacuums be allowed if hours of operation are restricted to 7 a.m. to 7 p.m.; Sepulveda Boulevard; improving technology; wording in Condition 13 to add flexibility; requiring sound deadening material for Condition 20 in addition to the wall; driveway restrictions for Condition 25; improvements to safety; shorter weekend hours; placement of the vacuum unit; dryer placement; visual relief; different sound levels with alternate vacuums; concern with setting a precedent; competitors; screening; and landscaping.

MOVED BY COMMISSIONER SAYLES, SECONDED BY COMMISSIONER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADD 'IF REQUIRED' TO THE LANGUAGE IN CONDITION 13.

Additional discussion ensued between staff and Commissioners regarding concurrence on minor changes; trash enclosures; Condition 20 and the wall; Condition 25; ingress and egress; proximity to the intersection; vacuums; hours; sound levels; requiring wrapped vacuums; setting time restrictions on the vacuums; and further limitations to car wash hours on Saturdays and Sundays.

Karl Huy clarified that there is a requirement to put a chain across the entrance to restrict access to the vacuums after hours.

Commissioners reached consensus that hours of operation be no more than 7 a.m. to 7 p.m. Sunday through Saturday and a discussion ensued regarding limiting hours of operation on Saturdays and Sundays; neighbor concerns regarding hours of operation; the originally stated hours of operation; community meetings; the Telefson Park Neighborhood Association; an option to allow for longer hours if the applicant installed the central vacuum; dryer noise; and fairness to other businesses in the area.

Ben Pouldar indicated that he would be interested in installing the central vacuum if he were allowed to have two additional hours to operate.

Further conversation ensued between staff and Commissioners regarding sound differences between the central vacuum and the wrapped vacuum; noise migration; blockage; site layout; and a suggestion to conditionally approve extended hours

subject to the applicant achieving a net reduction of 5 dcb from the wrapped system to the central system.

Karl Huy clarified the term wrapped vacuums.

Sol Blumenfeld, Community Development Director, summarized agreed upon changes including: amending Condition 13 to include the wording 'if required'; amending Condition 20 to clarify that the wall is to be 18 feet tall on the easterly side; adding a requirement to include sound block for the 10 foot high wall; if approved by the City Traffic Engineer, adding wording to Condition 25 regarding the right turn in and out including striping and signage indicating No Left Turn; prohibition of movement into the car wash area with a chain; and allowing operating hours of 7 a.m. to 9 p.m. daily if a reduction of 5 dcb can be achieved from the wrapped vacuuming system to a central vacuuming system.

MOVED BY CHAIR WYANT, SECONDED BY COMMISSIONER VONCANNON AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. APPROVE THE APPLICATION WITH THE RECOMMENDED CONDITIONS OF APPROVAL AND AMENDMENTS IF THE APPLICATION IS DEEMED TO MEET THE REQUIRED FINDINGS.
2. APPROVE THE APPLICATION WITH ADDITIONAL CONDITIONS OF APPROVAL AND AMENDMENTS, IF DEEMED NECESSARY TO MEET THE REQUIRED FINDINGS AND MITIGATE ANY NEW PROJECT IMPACTS IDENTIFIED AT THE MEETING.

Sol Blumenfeld, Community Development Director, clarified that if the sound reduction was not achieved then operating hours would be from 7 a.m. to 7 p.m.

Karl Huy, Travis Companies, received clarification regarding the revision to Condition 25.

MOVED BY COMMISSIONER VONCANNON, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION ADOPT THE MITIGATED NEGATIVE DECLARATION AND RESOLUTIONS APPROVING THE CUP WITH THE CONDITIONS AS AMENDED.

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Comments for Items NOT on the Agenda (Continued)

Chair Wyant invited public input.

The following member of the audience addressed the Planning Commission:

Mike Delgado discussed problems on Commonwealth; the differences between the project as presented and the actual project; traffic issues; smells; scrutiny; diligence; he expressed concern with the car wash just considered; concern that residents are not adequately considered when decisions are made; concern that developers are from out of town and have no vested interest in the City; he pointed out schools in the area; and he asked staff to do their homework.

Sol Blumenfeld, Community Development Director, reported that the Conditions of Approval for Commonwealth were not complied with; he discussed the review process; parking requirements; the number of restaurants; parking intrusion; the six-month review; regulation of operations and uses of the center; accelerated permit parking; the rigorous review of the car wash; potential outcomes; and the process.

Discussion ensued between staff and Commissioners regarding the integrity of the process; enforcement; the valet system; mitigations; parking impacts; the review process; the Administrative Use Permit; recommendations going forward; access; permitting and approvals; the diligence of the City; how the Certificates of Occupancy were issued; usage review; Code Enforcement; the revitalization of the City; addressing the issue after the fact; and individual tenants.

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Consent Calendar

Item C-1

MOVED BY VICE CHAIR SMITH FROST, SECONDED BY COMMISSIONER SAYLES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF DECEMBER 11, 2013.

MOVED BY VICE CHAIR SMITH FROST AND SECONDED BY COMMISSIONER SAYLES THAT THE PLANNING COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF JANUARY 8, 2014. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LACHFF, SAYLES, SMITH FROST, WYANT
NOES: NONE
ABSTAIN: VONCANNON

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Items from Staff

Thomas Gorham, Planning Manager, provided an update on upcoming meetings.

Discussion ensued between staff and Commissioners regarding scheduling; time sensitive items; special meetings; the workplan; and the budget hearings.

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Items from Planning Commissioners

Commissioner Sayles asked about the ice rink issue.

Discussion ensued between staff and Commissioners regarding the lack of an application; zoning; discretionary approval; expiration of the existing use; the proposed use; interpretations; text amendments; clarification that any application for a zone change would come before the Commission; the process; making a determination; the permitted use list; and options.

Commissioner VonCannon thanked Yvonne Hunt for her delivery of the agenda packets.

Heather Baker, Assistant City Attorney, clarified that statements and press releases are issued through the City Manager's Office that can assist in responding to questions from the public regarding the ice rink.

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Adjournment

There being no further business, at 9:03 p.m., the Culver City Planning Commission adjourned to the next regular meeting on Wednesday, February 26, 2014, at 7:00 p.m. in the Mike Balkman Council Chambers.

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YVONNE D. HUNT
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED _____

SCOTT WYANT
CHAIR of the CULVER CITY PLANNING COMMISSION
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Martin R. Cole
CITY CLERK

Date