



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JANUARY 25, 2012
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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Culver CITY

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AGENDA
Planning Commission
Wednesday, January 25, 2012
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARINGS

PH-1

Zoning Code Amendment, ZCA P-2011100: Consideration of Zoning Code Text Amendments Affecting Residential Accessory Structures and Residential Non-Conforming Structures. Recommended Action: **Approve.**

PH-2

11042-11056 Washington Boulevard: Tentative Parcel Map, for a one lot subdivision for condominium purposes creating four air space units at 11042 through 11056 Washington Boulevard. Recommended Action: **Approve.**

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.** Secretary's Report. **Approve Report.**
- C-2.** Approval of Minutes of December 14, 2011.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2012

Date	Day	Time	Location
<i>City Council</i>			
<i>February 3</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>February 6</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>February 1</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>February 14</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>February 7</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>February 8</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

1 RESOLUTION NO. 2012-P001

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY
4 COUNCIL OF ZONING CODE AMENDMENT, ZCA P-2011100 AMENDING
5 TITLE 17, ZONING, OF THE CULVER CITY MUNICIPAL CODE (CCMC),
6 SECTION 17.400.100 – RESIDENTIAL USES – ACCESSORY RESIDENTIAL
STRUCTURES AND SECTION 17.610.020 – NONCONFORMING
STRUCTURES AS SET FORTH IN EXHIBIT “A” ATTACHED HERETO.

7 (Zoning Code Amendment P-2011100)

8
9 WHEREAS, on October 12, 2011 and December 14, 2011 the Planning
10 Commission conducted study sessions regarding staff recommendations to amend the
11 Zoning Code related to residential accessory structures and nonconforming structures to
12 address issues related to impacts on adjacent properties from additions to nonconforming
13 structures and additions to existing residential accessory structures and construction of new
14 residential accessory structures; and
15

16 WHEREAS, on January 25, 2012 the Planning Commission conducted a duly
17 noticed public hearing on City-initiated Zoning Code Amendment, ZCA P-2011100 regarding
18 residential accessory structures and nonconforming structures fully considering all reports,
19 studies, testimony, and environmental information presented; and
20

21 WHEREAS, following conclusion of the public discussion and thorough
22 deliberation of the subject matter, the Planning Commission determined by a vote of __ to __
23 that Zoning Code Amendment, ZCA P-2011100 should be recommended for approval to the
24 City Council as set forth herein below.
25

26 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
27 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
28
29

SECTION 1. Pursuant to the foregoing, the following findings are hereby made:

1. ZCA P-2011100 ensures and maintains internal consistency with the goals, policies, and strategies of the General Plan and will not create any inconsistencies with the Zoning Code.

2. ZCA P-201170 is not detrimental to the public interest, health, safety, convenience and welfare of the City. The amendments to Zoning Code Section 17.400.100 regarding accessory residential structures will reduce the overall size of accessory residential structures and their potential impacts to adjacent properties and reduce the possibility that they can be used as separate residential units, while still providing opportunities for modest additions to accessory residential structures and construction of new small accessory residential structures that are incidental and subordinate to the primary dwelling unit. The amendments to Zoning Code Section 17.610.020 regarding nonconforming structures will enable property owners to maintain existing nonconforming conditions, but will eliminate the current allowance to expand nonconforming setbacks by prohibiting nonconforming setbacks to be extended and requiring all new construction to a nonconforming structure to meet the applicable current code setback and height requirements.

3. Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), the Zoning Code Amendment (ZCA P2011100) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR), the circumstances under which PEIR was prepared have not significantly changed and no new significant information has been found that would impact the PEIR. Therefore no new environmental analysis is required.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends approval of Zoning Code Amendment (ZCA P-2011100) to the City Council as set forth in Exhibit A attached hereto and made a part thereof.

APPROVED and ADOPTED this 25th day of January, 2012.

ANTHONY PLESKOW, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 25, 2012		Item Number: PH-2
AGENDA ITEM: Public Hearing for Consideration by the Planning Commission of a Tentative Parcel Map, for a one lot subdivision for condominium purposes creating four airspace units for Tilden Terrace located at 11042 - 11056 Washington Boulevard in the Commercial General (CG) Zone.		
Contact Person/Dept.: Susan Yun, Senior Planner and Jose Mendivil, Associate Planner	Phone Number: (310) 253-5755 (310) 253-5757	
Public Hearing: ☒ Action Item: ☐ Attachments: ☒		
Public Notification: On January 4, 2012, a notice was mailed to all the property owners and occupants beyond a 500-foot radius of the site, and emailed to the Master Notification List.		
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

That the Planning Commission approve Tentative Parcel Map No. 71861, TPM P-2011185 to subdivide the property into four airspace units subject to the recommended conditions of approval as stated in Planning Commission Resolution No. 2012-P002 (Attachment No.1).

PROCEDURES:

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

BACKGROUND:

At the March 15, 2011, meeting, the Planning Commission adopted Resolution No. 2011-P003 (Attachment No. 2) conditionally approving Site Plan Review, SPR P-2011012 and Administrative Modification, AM P-2011014; and recommending that the City Council approve Density and Other Bonus Incentives, DOBI P-2011015 for the Tilden Terrace mixed use development affordable housing project.

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At the March 21, 2011, meeting the City Council adopted Resolution No. 2011-R020 (Attachment No. 3) conditionally approving Density and Other Bonus Incentives, DOBI P-2011015.

The proposed project consists of a three story, mixed use building with 10,400 square feet of ground floor commercial space and a total of 33 residential units at the second and third levels. The total units proposed include a density bonus of 35% as allowed by State law for the provision of affordable housing within the project. The project will provide a total of 104 parking spaces (39 surface parking spaces for the commercial visitors, employees and residential guests and 65 spaces in a one-level subterranean garage for the residential tenants).

ANALYSIS:

The project is a Redevelopment Agency/City assisted affordable housing development with the Agency/City providing a below market rate loan for 60 percent of the development costs to subsidize the project per unit costs in order to bridge the affordability gap for low and moderate income units. Tilden Terrace is otherwise financed with conventional lending for permanent and construction loans.

In order to accommodate the lenders for Tilden Terrace, a Parcel Map is proposed to be processed to create air space parcels between the commercial and residential uses on the property. In the event that the commercial portion of the mixed use development is underperforming, the Parcel Map will allow foreclosure on the commercial portion of the project without affecting the residential loan. The Parcel Map will not affect the 55 year affordability covenants for the project.

The action requested of the Planning Commission is the consideration of the Tentative Parcel Map. Because the project is for condominium units, a one lot subdivision for condominium purposes is required. The Public Works Department reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations. The Planning Division, in its review of the subdivision, found it to be consistent with the General Plan and the Zoning Code.

Section 15.10.630 of the Municipal Code authorizes the Commission to approve a Parcel Map when the following findings can be made:

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

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- B.** The proposed division will not be contrary to any official plan adopted by the Council of the City of Culver City or to any policies or standards adopted by the 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.
- C.** Each proposed lot conforms in area and dimension to the provisions of the Zoning Code requirements, as set forth in Title 17 of this Code.
- D.** Each lot in the proposed division will front on a dedicated street or have a vehicular access to a dedicated street approved by the City.
- E.** Each lot in the proposed division is so designed and arranged that drainage to an approved drainage facility is provided for each lot.
- F.** The proposed division will not interfere with the widening, extension, or opening of any street or Master Plan highway.
- G.** Lot lines are so designed that easements will be located in such positions as to be suitable for the proposed use.

All of the required findings can be made for the project and staff recommends its approval.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, an initial Study was prepared and Mitigated Negative Declaration (MND) finding was adopted by the Planning Commission on March 15, 2011 for the Tilden Terrace Site Plan Review, Administrative Modification, and Density and Other Bonus Incentives applications. This Tentative Parcel Map application does not propose any changes to the previously approved applications; no new information has become available and no changes in the approved project have been made since the Planning Commission's adoption of the MND. Therefore, pursuant to Section 21166 of the Public Resources Code and Section 15162 of CEQA, no new environmental analysis is required for this subdivision application.

ALTERNATIVE OPTIONS:

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

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

ATTACHMENTS:

1. Proposed Planning Commission Resolution No. 2012-P002 approving Tentative Parcel Map, TTM P-2011185 (Tentative Tract Map No. 71861).
2. Planning Commission Resolution No. 2011-P003.
3. City Council Resolution No. 2011-R020.
4. Tentative Tract Map No. 71861.
5. Vicinity Map.
6. Project Site Plan and Floor Plans approved by the Planning Commission on March 15, 2011 (for reference only).

Attachment No. 1

RESOLUTION NO. 2012-P002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 71861, TPM P-2011185, TO PERMIT A ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES CREATING FOUR AIRSPACE UNITS AT 11042-11056 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Tentative Parcel Map No. 71861, TPM P2011185)

WHEREAS, on January 18, 2011, the Los Angeles Housing Partnership, property owner of 11042-11052 Washington Boulevard, and the Culver City Redevelopment Agency, property owner of 11054-11056 Washington Boulevard, filed Site Plan Review and Administrative Modification applications to construct a three-story, 35-foot high, 48,525 square foot mixed use development with 10,700 square feet of ground floor commercial space and, 33 residential dwelling units with 106 parking spaces (the "Project", commonly known as Tilden Terrace); and a Density and Other Bonus Incentives application to allow for an increased residential unit density for the provision of affordable housing pursuant to State law. The project site is described more fully as Lot 1, 2, 3, 4, 5, 6, 7, 8 of TRACT NO. 9648, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on March 15, 2011, after conducting a duly noticed public hearing (held on March 3, 2011 and continued on March 15, 2011) on the subject applications, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) adopted a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant adverse environmental impacts; and (ii) adopted Resolution No. 2011-P003 approving Site Plan Review, SPR P-2011012 and Administrative

1 Modification, AM P-2011014 and recommending to the City Council approval of Density and
2 Other Bonus Incentives, DOBI P-2011015; and,

3 WHEREAS, on March 21, 2011, after conducting a duly noticed public hearing on the
4 Density and Other Bonus Incentives application, including full consideration of the application,
5 plans, staff report, environmental information, Planning Commission recommendation, and all
6 testimony presented, the City Council (i) determined that no new information had become
7 available and no changes in the proposed project had been made since the Planning
8 Commission adoption of the Mitigated Negative Declaration and no additional environmental
9 analysis was required; and (ii) adopted Resolution No. 2011-R020 approving Density and
10 Other Bonus Incentives, DOBI P-2011015; and,

11
12 WHEREAS, on December 29, 2011, the Los Angeles Housing Partnership, property
13 owner of 11042-11052 Washington Boulevard, and the City of Culver City, property owner of
14 11054-11056 Washington Boulevard, filed a Tentative Parcel Map application to permit a one
15 lot subdivision for condominium purposes creating four air space units including one unit for
16 subterranean parking, one unit for ground floor retail and surface parking, and two above
17 grade units for apartments and common apartment open space as part of the Tilden Terrace
18 Development; and,

19
20 WHEREAS, pursuant to the California Environmental Quality Act (CEQA) guidelines, an
21 initial Study was prepared and Mitigated Negative Declaration (MND) finding was adopted by
22 the Planning Commission on March 15, 2011 for the Tilden Terrace Site Plan Review,
23 Administrative Modification, and Density and Other Bonus Incentives applications. This
24 Tentative Parcel Map application does not propose any changes to the previously approved
25 applications; no new information has become available and no changes in the approved
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1 project have been made since the Planning Commission's adoption of the MND. Therefore,
2 pursuant to Section 21166 of the Public Resources Code and Section 15162 of CEQA, no
3 new environmental analysis is required for this subdivision application.

4 WHEREAS, on January 25, 2012,, after conducting a duly noticed public hearing on the
5 subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission by a vote of
7 ___to ___, approved Tentative Parcel Map No. 71861, TPM P-2011185, subject to Conditions of
8 Approval referenced herein below.

9
10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
13 Municipal Code (CCMC) Title 15, Section 15.10.630, required findings for a Tentative Parcel
14 Map, the following findings are hereby made:
15

16 **A. The proposed division will not be materially detrimental to the public welfare nor**
17 **injurious to the property or improvements in the immediate vicinity.**

18 As a one lot subdivision for condominium purposes the proposed subdivision will
19 accommodate a mixed use project along a commercial corridor, complementing both
20 commercial and residential uses in the immediate vicinity and will not conflict with
21 commercial and residential properties or potential improvements to such properties.
22 Further the proposed division will accommodate a project that conforms to all applicable
23 provisions of the Mixed Use Development Standards, Commercial General (CG) Zone,
24 and all City development standards. The proposed division is for a structure with
25 massing and scale that is modest compared to the base zoning height and setback
26 allowances and that has been designed to be compatible with the adjacent residential
27 uses to the south and with commercial uses along Washington Boulevard. The
28 proposed ground floor commercial space fronting Washington Boulevard will reinforce
29 and complement, rather than conflict with, the existing commercial uses along
Washington Boulevard, and as such the proposed division will not be materially
detrimental to the public welfare nor injurious to the property or improvements in the
immediate vicinity.

28 **B. The proposed division will not be contrary to any official plan adopted by the**
29 **Council of the City of Culver City or to any policies or standards adopted by the**

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.

The proposed division is for a project that is consistent with the General Plan General Corridor Land Use designation and the General Plan Housing Element. The division will facilitate a mixed use project that will provide for new community serving commercial uses that will provide for the revitalization of a commercial corridor through new development on a currently vacant lot, which is consistent with General Plan Land Use Element objective 6. The division will also facilitate the affordable housing component of the mixed use project which is consistent with Policy 3.B. of the General Plan Land Use Element in that affordable housing will be provided for moderate, very-low and low income groups.

Overall the mixed use project is compatible with surrounding area; the proposed commercial development is located along Washington Boulevard, one of the major and significant commercial corridors in the City. The General Plan Designation for the subject property is General Corridor, which is intended for medium scale commercial uses to which patrons travel primarily by car, similar to the proposed project. Commercial uses are located to the north, east and west of the site. The building height permitted at the site is consistent with that permitted on those neighboring properties, which are also zoned commercial. The proposed division is not on conflict with the mixed use project and will ensure that the separate components – the residential and commercial – maintain their integrity as separate uses that are allowed along the commercial corridor.

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

This division is for a one lot subdivision for condominium purposes creating four air space units. The Zoning Code does not provide specific minimum area and dimension standards for commercial lots however, the project as configured will allow the creation of two residential air space units through the division of the lot. These residential air space units are large enough to accommodate 33 apartment units that will comply with minimum area requirements as stipulated in the Zoning Code's mixed use standards. The one commercial air space unit is large enough to accommodate commercial square footage and the Zoning Code required parking for that commercial area. The subterranean air space unit is large enough to accommodate the Zoning Code required parking for the residential units. Overall the division will not conflict with the project's site configurations that allow for adequate and minimum Zoning Code area and dimensions for the residences, commercial space, setbacks, parking spaces, and drive aisle back up and maneuverability.

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

This division is for a one lot subdivision for condominium purposes creating four air space units. This one lot fronts Washington Boulevard to the north, Harter Avenue to the west, Tilden Avenue to the east, and a public ally to the south. Vehicular access for

the commercial air space will be directly off of Tilden Avenue and vehicular access for the residential air spaces will be directly off of Harter Avenue.

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

This division is for a one lot subdivision for condominium purposes creating four air space units. Drainage for this one lot into a drainage facility was reviewed approved by the City during the site plan review of the mixed use project. This division does not propose any changes to the lot's drainage and each air space unit will be appropriately drained as per approved City review.

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

This division does not propose nor does it require any widening, extension, or opening of any street or Master Plan highway. As a condition of the approved mixed use development there will be required public right-of-way improvements including curb, gutter, sidewalk and intersection improvements at Washington Place and Washington Boulevard.

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

This division is for a one lot subdivision for condominium purposes creating four air space units. Review of the mixed use project for easements determined that none were required or identified. This division does not propose any new easements.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Tentative Parcel Map No. 71861, TPM P-2011185 subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated in herein by this reference.

APPROVED and ADOPTED this 25th day of January 2012.

ANTHONY PLESKOW - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt, Administrative Secretary

EXHIBIT A
 RESOLUTION NO. 2012-P002
 Tentative Parcel Map, TPM P-2011185 (TPM No. 71861)
 11042-11056 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
1.	The final map shall be prepared by a surveyor or civil engineer licensed, and authorized to do such work, by the State of California.	Public Works	Special	
2.	The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on January 25, 2012.	Public Works	Special	
3.	The project boundary shall be tied to at least on (1) City Global Positioning Satellite (GPS) monument.	Public Works	Special	
4.	The northwest corner of the property boundary shall be tied to the centerline of Harter Avenue by a perpendicular offset and a durable monument.	Public Works	Special	
5.	The centerline of the public alley abutting the property' southerly boundary shall be tied to the centerlines of Tilden Terrace and Harter Avenue with durable monuments.	Public Works	Special	
6.	All required boundary monuments shall be installed prior to the recording of the final map.	Public Works	Special	
7.	All centerline monuments shall be "tied" to at least four (4) points with lead and tags; and centerline tie notes filed with the Engineering Division.	Public Works	Special	
8.	The final map shall be submitted to the Culver City Engineering Division for review and approval and shall contain at a minimum the following items: • A preliminary subdivision guarantee. • Complete copies of all deeds referenced on the map or required for the interpretation of deeds referenced on the	Public Works	Special	

EXHIBIT A
RESOLUTION NO. 2012-P002
Tentative Parcel Map, TPM P-2011185 (TPM No. 71861)
11042-11056 Washington Boulevard

	map. • Mathematical traverses of the boundary of the division of land shown on the map. The mathematical traverses shall use the coordinates from the GPS monument that is required to be tied to the project boundary; areas in square footage, curve data (including tangents), and errors of closure. • Two copies of the final map.			
9.	An account shall be opened with a title company which shall remain active until the recording of the final map.	Public Works	Special	
10.	A duplicate mylar of the final map shall be submitted for final signatures. The duplicate mylar shall be recorded and promptly returned to the City.	Public Works	Special	

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2011012 AND ADMINISTRATIVE MODIFICATION, AM P-2011014 AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DENSITY AND OTHER BONUS INCENTIVES REQUEST FOR A THREE STORY MIXED USE DEVELOPMENT TOTALING 48,525 SQUARE FEET AT 11042-11056 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

(Site Plan Review, SPR P2011012)
(Administrative Modification AM P2011014);
(Density and Other Bonus Incentive, DOBI P-2011015)

WHEREAS, on January 18, 2011, the Los Angeles Housing Partnership, property owner of 11042-11052 Washington Boulevard, and the Culver City Redevelopment Agency, property owner of 11054-11056 Washington Boulevard, filed Site Plan Review and Administrative Modification applications to construct a three-story, 35-foot high, 48,525 square foot mixed use development with 10,700 square feet of ground floor commercial space and, 33 residential dwelling units with 106 parking spaces; and a Density and Other Bonus Incentives application to allow for an increased residential unit density for the provision of affordable housing pursuant to State law. The project site is described more fully as Lot 1, 2, 3, 4, 5, 6, 7, 8 of TRACT NO. 9648, in the City of Culver City, County of Los Angeles, State of California; and,

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

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

- 1 2. Administrative Modification: For the reduction of the parking drive aisle width; and,
2 3. Density and Other Bonus Incentives: To allow for an increased residential unit
3 density for the provision of affordable housing pursuant to State law.

4
5 WHEREAS, on March 15, 2011, after conducting a duly noticed public hearing (held
6 on March 3, 2011 and continued on March 15, 2011) on the subject applications, including
7 full consideration of the application, plans, staff report, environmental information and all
8 testimony presented, the Planning Commission (i) by a vote of 4 to 0, adopted a Mitigated
9 Negative Declaration, in accordance with the California Environmental Quality Act (CEQA),
10 finding the Project, as mitigated, will not result in significant adverse environmental impacts;
11 and (ii) by a vote of 4 to 0, conditionally approved Site Plan Review, SPR P-2011012 and
12 Administrative Modification, AM P-2011014 as set forth herein below; and (iii) by a vote of 4
13 to 0, recommended to the City Council that Density and Other Bonus Incentives, DOBI P-
14 2011015 should be conditionally approved as set forth herein below.
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17
18 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
19 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

20 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
21 Municipal Code (CCMC), the following findings are hereby made:
22

23 **Site Plan Review:**

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

- 26 A. **The general layout of the project, including orientation and location of buildings,**
27 **open space, vehicular and pedestrian access and circulation, parking and**
28 **loading facilities, building setbacks and heights, and other improvements on the**
29 **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 of the project is consistent with the Commercial General (CG) zoning district and the Mixed Use Development Standards. The project incorporates a continuous store front of ground floor retail that is setback five feet along Washington Boulevard to create a pedestrian friendly commercial streetscape including pedestrian amenities such as benches, awnings, and landscaped planters. The three-story, 35-foot high mixed use building is consistent with the code required 35 foot maximum height limit for a mixed use building adjacent to a Residential Two Family (R2) zone. The corner portion of the building comprising a clerestory window for a two story cyber library will be 40 feet high, which is also consistent with the City's Mixed Use Development Standards that allows building heights up to 45 feet high for the portion of the building setback at 35 feet or greater from a R1 or R2 zone. The project meets the requirements of the Zoning Code's 60 degree clear zone ensuring that the building side adjoining the R2 zoned neighborhood is further stepped back at the second and third levels. These height and step back requirements further the project's compatibility with the existing single and multi-story commercial buildings surrounding the site and serve to protect the residential neighborhood at the rear of the site. The structure location, setbacks, rear step back, and perimeter landscaping maximize the site's development potential while conforming to zoning and Mixed Use Development Standards.

The project provides the Code required 106 parking spaces at the surface and subterranean levels providing sufficient parking for residents, guests, employees, and customers. Sufficient loading area is provided through a proposed on-street, curbside parking space adjacent to the project's frontage on Harter Avenue as permitted by the Zoning Code and the City's Public Works' standards.

Consistent with the intent of this Chapter and Mixed Use Development Standards, parking access for employees and customers of the commercial ground floor and residential guests is provided through a two-way (entry and exit) driveway on Tilden Avenue. Parking access for residents is provided for separately through a two-way driveway on Harter Avenue leading to a separate subterranean parking level. The proposed access locations are anticipated to operate adequately, with no external vehicular queuing on the fronting streets, and no significant internal queuing within the parking areas. With no vehicular access off of Washington Boulevard, the structure is well designed for pedestrian access to the ground floor retail spaces from the Washington Boulevard sidewalk as well as from the surface level parking with direct access to the rear of the commercial tenant spaces. Also consistent with Mixed Use Development Standards, adequate pedestrian residential access is achieved through both a surface level lobby off of Tilden Avenue near Washington Boulevard and through a secured, residential only elevator.

Exceeding minimum Code required residential open spaces requirements, the project will include two large interior courtyards totaling approximately 4,440 square feet

located at the second floor of the building, an 860 square foot, roof-top community garden, as well as private residential balconies.

- B. The architectural design of the structure and the 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 building mass and scale is modest compared to the base zoning height and setback allowances. It has been designed to be compatible with the adjacent residential uses to the south and to provide a pedestrian oriented streetscape along Washington Boulevard. The proposed building is well articulated and aesthetically engaging by incorporating varying building heights, setbacks and design elements.

More specifically, the proposed project is an architecturally modern building making use of a variety of building materials including, corten steel, aluminum framing, glass store fronts, metal awnings, wood railings and stucco. The colors and materials are neutral and will not conflict with the character of the neighborhood that is characterized by one and two story, older commercial buildings and one and two family residential buildings of varying architectural styles. The project will provide an enhanced aesthetic view as compared to the site's current partially vacant character that includes a single story building with an outdated design lacking in articulation and design features. The building will have a step-back design feature at the front and rear that will lessen the visual massing of the new building thereby respecting the scale and size with the existing single and two-story residential and commercial buildings surrounding the site.

The building frontage along Washington Boulevard will have a five foot setback and enhanced pedestrian plaza area at the Tilden Avenue corner. These setback areas will accommodate pedestrian amenities such as landscaped planter areas, seating niches for tables and benches, and building canopies to provide for a pedestrian friendly street edge. This will further establish a pedestrian feature for future development and redevelopment of surrounding commercial sites. Step backs at varying locations along the second and third stories will accommodate balconies and planter areas enhancing the building's articulation. Third level balconies set into the structure coupled with parapet features will eliminate the blank wall effect and will also visually terminate the building at the top edge as called for in the Mixed Use development standards. The project's mechanical equipments and refuse containers have been designed to be concealed from the street, public places and neighboring properties.

- C. 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 landscaping meets all Zoning Code requirements and provides a visual relief that also acts to compliment the use of the building's reddish colored corten steel, brown wood railings, and sand finish stucco. Located at both the ground level Washington Boulevard street frontage and the rear alley frontage, as well as on second story planters, the use of on-site trees, shrubs, and potted plants provides a finishing accent to the above described neutral and earth tone colored building materials. These varied landscaping features will also soften the building's use of steel railings, aluminum framing, glass store fronts, and metal awnings.

Further, the landscaping will constitute a component of environmentally friendly and energy efficient building design elements. The proposed project will incorporate building design standards to meet the U.S. Green Building Council (USGBC's) Leadership in Energy and Environmental Design (LEED) green building standards at the Silver certification level or higher. The landscaping portions of these sustainable/green building elements will include: two, shaded open space courtyards landscaped to satisfy LEED requirements; planters on the second floor that will filtrate and retain storm water before it is released into the City's storm drainage system; a green screen at the back of the building, adjacent to the alley, planted with vines that will act as a privacy buffer for the residents south of the project; and a rooftop community garden for project residents that will serve as a water reclamation system.

The proposed water efficient irrigation system will be designed to meet the standards of the Model Efficient Landscape Ordinance by providing a drip irrigation system to reduce evaporation, minimize water use, and eliminate runoff due to overwatering. A filtration system will also be installed to collect storm water and rain water from planters.

Off-site streetscape improvements will also include landscaping features that will enhance the vicinity around the project and assist in creating a pedestrian and environmentally friendly area for the portion of Washington Boulevard between Harter Avenue and Tilden Avenue. Landscaping elements of the streetscape improvements will include new street trees and other landscaping that will provide visual uniformity and enhancements to the project's streetscape. Up to eleven new street trees (seven trees along Washington Boulevard, two trees on Harter Avenue and two trees on Tilden Avenue) surrounded by tree wells and shrubs planted near the street trees will be installed. These street trees will be of a species that is broad spreading, pedestrian scaled, and shade providing; the trees will be installed approximately 30 feet apart.

Overall, the on-site and off-site landscaping improvements will complement the modern style of architecture for this site, soften that new style and the massing of the proposed building and provide for capture of storm water runoff in a sustainable manner.

1 D. 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 location of the commercial project will not result in conflicts with uses in
6 the existing adjacent residential neighborhood and commercial area. The project has
7 been designed to conform to all applicable provisions of the Mixed Use Development
8 Standards, Commercial General (CG) Zone, and all City development standards. The
9 building mass and scale is modest compared to the base zoning height and setback
10 allowances and has been designed to be compatible with the adjacent residential uses
11 to the south and to provide a pedestrian oriented streetscape along Washington
12 Boulevard. The proposed 10,700 square foot commercial space fronting Washington
13 Boulevard will reinforce and complement, rather than conflict with, the existing
14 commercial uses along Washington Boulevard,

15 Access to the surface parking lot for the commercial uses will be provided through a
16 two-way driveway on Tilden Avenue and access to the gated subterranean parking for
17 project residents will be from a two-way driveway on Harter Avenue. Both these
18 driveways are close to Washington Boulevard minimizing potential cut-through traffic
19 via the residential area to the south. There will be no vehicular access off of
20 Washington Boulevard. Although there is no access from the public alley abutting the
21 residential neighborhood, four employee parking spaces are proposed at the rear of
22 the site and are not expected to be an impact to the adjacent residential
23 neighborhood. Off-site streetscape improvements such as new street trees with
24 ground cover, new benches, trash receptacles, and bike racks will encourage active
25 use of the site by nearby residential and commercial occupants. This will lessen
26 potential conflicts with nearby residential and commercial areas because the
27 development will become an integral component of the local community.

28 The proposed access locations are anticipated to operate adequately, with no external
29 vehicular queuing on the fronting streets, and no significant internal queuing within the
30 parking areas. Visibility for drivers entering or exiting the site driveways is not
31 anticipated to be a concern. Vehicles entering the site's driveway are provided with
32 adequate maneuvering room both along the fronting streets and within the site itself.
33 Site distance and driver visibility of oncoming vehicles at the site exits are also
34 acceptable. Any structure or fence at driveway locations will not exceed "eye height"
35 of exiting drivers, and site lines will not be affected.

36 The project will provide adequate parking on the site and the traffic generated by the
37 project is not anticipated to cause a significant impact to the existing or projected
38 traffic levels in the area. The commercial uses are located along an existing
39 commercial corridor with pedestrian access off of the commercial sidewalk or from the
40 surface parking lot which is for the commercial tenants or residential guests. The
41 subterranean garage parking can only be accessed by the residential tenants. These

vehicle and pedestrian access features along with the more than adequate on-site parking will lessen the possibility of interference with the use and enjoyment of adjacent residential and commercial areas and future development and will reduce the possibility of vehicular or pedestrian hazards.

Mandatory mixed use performance standards that require walls, floors, and ceilings to be insulated to protect the project's residential users from potential noise impacts created by the ground floor commercial uses will further lessen the potential for project created hazards. Other aspects of these performance standards will include cross ventilation and high quality HVAC systems for residential units, illumination of parking areas, residential protection from commercial loading areas, and adequate sidewalk pedestrian lighting.

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

The existing and proposed public service facilities necessary to accommodate the project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

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

The project is consistent with the General Plan General Corridor Land Use designation and the General Plan Housing Element. The project will provide for new community serving commercial uses that will provide for the revitalization of a commercial corridor through new development on a currently vacant lot, which is consistent with objective 6 and the project is also consistent with Policy 3.B. of the General Plan Land Use Element in that affordable housing will be provided for moderate, very-low and low income groups.

The project includes an increased residential unit density for the provision of affordable housing consistent with the provisions of State law. The base density for the project is 25 dwelling units however, the state allows a maximum of 35% increase therefore, the project will provide a total of 33 residential units. The addition of 33 units to the City's housing stock will further the intent of the Regional Housing Needs Assessment (RHNA) as prepared by the Southern California Association of Governments (SCAG) and the State of California Housing and Community Development Department (HCD), which calls for an addition of 504 housing units in Culver City in the planning period ending in 2014. By addressing Culver City's share of new housing units as stipulated in the RHNA and the Housing Element, the new

dwelling units are considered to be within the expected development threshold for the City during the current Housing Element cycle (2008 to 2014).

The project as proposed will incorporate design features such as progressively increased setbacks from the adjacent residential properties, a landscape buffer between the site and the adjacent residential properties, and building step-backs to be in scale and size with the surrounding single and multi-story buildings. These design features are consistent with General Plan Land Use Policy 16.C that encourages compatible commercial uses adjacent to residential lots in areas of Washington Boulevard. The retail building frontage along Washington Boulevard will be set back 5' at the ground floor to allow for pedestrian amenities including landscaping and dining areas. The project site will incorporate off-site improvements such as new curb, gutter, sidewalk, and street trees. Such commercial frontage on and off-site improvements furthers the intent of General Plan Land Use Policy 6.I that calls for the planning of streetscape improvements such as street trees and landscaping and façade improvements along commercial corridors.

Two large interior courtyards totaling approximately 4,440 square feet will be located at the second floor of the building and an 860 square foot community garden will be located on the roof that will provide private gardening for the residents which is consistent with the General Plan Open Space Element Objective 5 that calls for the extension of the City's park-like qualities into business districts through urban design improvements.

Overall the project is compatible with surrounding area; the proposed commercial development is located along Washington Boulevard, one of the major and significant commercial corridors in the City. The General Plan Designation for the subject property is General Corridor, which is intended for medium scale commercial uses to which patrons travel primarily by car, similar to the proposed project. Commercial uses are located to the north, east and west of the site. The building height permitted at the site is consistent with that permitted on those neighboring properties, which are also zoned commercial.

Administrative Modification:

As outlined in CCMC Title 17, Section 17.550.020, the following required findings for an Administrative Modification are hereby made:

- A. The strict application of the applicable development standards creates an unnecessary, involuntary created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the development standards.**

The Administrative Modification request is to reduce the required parking aisle width of 27 feet by 2 feet and allowing for 25 feet at both the surface and the subterranean parking levels. The project originally provided the minimum required 2-foot planter

strip at the rear of the development's alley frontage adjacent to residential zones. In order to provide enhanced screening and privacy to the nearby residential areas behind the development, staff requested that the 2 foot landscape planter strip be increased to 5 feet to provide for significant planting of columnar type trees. This staff requested enhanced strip narrows the site's geometry and its ability to provide the code required 27 foot wide drive aisle at both the surface and subterranean parking levels. Providing code required 27 foot drive aisle after the installation of the increased planter strip would result in a site redesign and subsequent loss of parking spaces, further requiring a reduction in the number of dwelling units and/or retail square footage.

As a result of the rear planter strip increase to 5 feet, the parking aisle width at both the surface and subterranean levels will need to be reduced to 25 feet so that the project's goal of 33 dwelling units and 10,700 square feet of ground floor retail can be achieved. The requested modification is below the maximum allowed 10% adjustment as stated in Zoning Code Section 17.550 - Variances and Modifications. Additionally the requested 25 foot backup space will be sufficient for automobiles to maneuver into and out of the surface and subterranean parking spaces and will not cause a negative impact to the projects vehicular circulation.

B. Approval of the Administrative Modification would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.

Approval of the Administrative Modification will not be detrimental to the general welfare or injurious to property in the vicinity. The required parking will be located on-site and will provide a backup space at 25 feet which is sufficient in providing adequate maneuvering. The modification will not have a direct impact on the neighboring properties because the parking spaces will be located on-site. Approval of the proposed modification will not prevent development or limit the use of neighboring properties. Furthermore, approval of the Administrative Modification will allow for an enhanced alley fronting landscape strip that includes trees. This feature will act as a landscape buffer for the neighboring residential area thereby improving the overall public health and general welfare of the project's vicinity.

C. The project is consistent with the General Plan and complies with all other applicable provision of this title.

The proposed design, location, and width of the on-site backup space will not have an impact on adjacent uses and therefore is found to be compatible with the existing and future residential and commercial land uses in the vicinity of the subject site. Twenty-five feet of backup space is sufficient to maneuver into and out of the surface and subterranean parking spaces. This title allows this type of modification and by permitting the 25 foot wide drive aisle, the project's intended goal of a 33 dwelling unit, mixed use project which is consistent with the project site's General Plan General

Corridor Land Use designation will be achieved.

Density Bonus and Other Incentives:

A. The project will be compatible with the purpose and intent of the General Plan and the provisions of this Title.

The project is consistent with the General Plan General Corridor Land Use designation and the General Plan Housing Element. Consistent with Objective 6 of the General Plan Land Use Element, the project will include new community serving commercial uses that will provide for the revitalization of a commercial corridor through new development on a partially vacant lot. The project is also consistent with Objective 29 of the General Plan Land Use Element because the ground floor commercial uses will increase business activity in the City's Northern-Central Sub-Area while protecting nearby residential areas through enhanced setbacks for mixed use developments adjacent to Residential Two Family (R2) zones. Furthering the goals of Policy 2.D of the General Plan Housing Element, the project's site design is sensitive to adjacent residential areas through these enhanced setback requirements and the use of a landscape buffer along the rear adjacent to an alley separating the project from a residential area. Additionally the project's 10,700 square foot commercial ground floor will reinforce the commercial nature of Washington Boulevard. The project is also consistent with Policy 3.B. of the General Plan Land Use Element in that affordable housing will be provided for moderate, very-low and low income households. By providing rental housing to a varied range of low income households through a non-profit housing developer, the project accomplishes Objective 3 and Policy 3.B of the General Plan Housing Element.

The addition of 33 units to the City's housing stock will further the intent of the Regional Housing Needs Assessment (RHNA) as prepared by the Southern California Association of Governments (SCAG) and the State of California Housing and Community Development Department (HCD), which calls for an addition of 504 new housing units in Culver City within the Housing Element Planning Period ending in 2014.

B. The project will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district which the property is located.

The proposed project will not be detrimental to the public interest, health, safety, or general welfare because it meets the Commercial General (CG) and the Mixed Use development standards and is consistent with the General Plan Land Use and Housing Elements. The project is consistent with development standards for mixed use projects that require enhanced setbacks from residential zones; the project is designed with building setbacks at the rear that serve to protect the residential neighborhood at the rear of the site. The three-story, 35 foot high mixed use building is consistent with the maximum height requirements of a mixed use building adjacent

to a Residential Two Family (R2) zone and is compatible in size and scale with the existing single and multi-story commercial buildings surrounding the site. The project provides the Code required parking of 106 on-site parking spaces minimizing potential street parking impacts to local residents. The development will improve the visual character and quality of the project site by construction of a modern architectural building which will incorporate sustainable design and green building construction features.

Also, the project will not be injurious to persons and property because offsite improvements at and near the adjacent signalized intersections of Washington Boulevard at Washington Place, Harter Avenue and Tilden Avenue will improve overall flow of traffic and safety for both pedestrians and motorists. The changes will provide increased stopped vehicle storage for both east and westbound traffic on Washington Boulevard and Washington Place, enhance ingress/egress to the project site for motorists and implement improved pedestrian crossings.

C. The number of dwellings can be accommodated by existing and planned infrastructure capacities.

The project's 33 dwelling units can be accommodated by existing and planned infrastructure capacities because the project will not require new construction or expansion of sewer facilities, landfills, drainage systems, or water service. The project is located on a previously developed site and will not substantially increase the quantity and rate of storm run-off draining to the public storm drain system. The project includes measures complying with Culver City's Stormwater Pollution Prevention Program, and runoff treatment measures compliant with SUSUMP requirements. On-site green building features will include filtration and storm water retention systems that will reduce overall storm water run-off thereby lessening impacts to local storm drains. Further, with off-site improvements that will improve overall flow of traffic and safety for motorists and pedestrians, the street infrastructure and access points to the project site will more than adequately serve the project.

D. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Government Code, Section 65915, or as may be amended, and the purpose and intent of this Title.

The proposed project includes an increased density for the provision of affordable housing consistent with the provisions of State Density Bonus law (California Government Code Section 65915, et.seq.). The increased density is allowed per State law and is stipulated in the Zoning Code, which requires the processing of density increase requests to be consistent with Government Code Section 65915. The project meets the requirements of State density bonus law in that it provides adequate number of affordable housing units for the percentage increase in density. The base density for this project is 25 dwelling units based on the 35 dwelling units per acre permitted by the Zoning Code. The project includes 8 additional units which equates

1 to an increase of 35% over the base density for a grand total of 33 dwelling units
2 proposed at the project site.

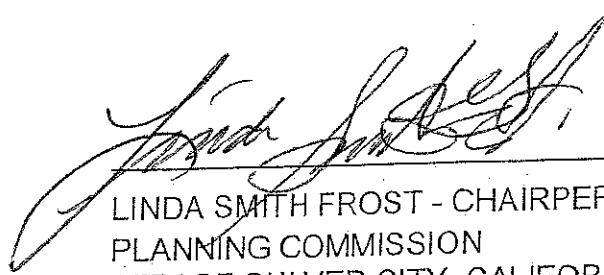
3 The State allows a maximum of 35% increase in density provided that 11% of the
4 base units are at the very low income or 20% are in the low income categories. The
5 project meets and exceeds the minimum criterion for allowing density increase by
6 providing 14 units for very low income, 6 units for low income and 12 units for
7 moderate income. All of the units except for one unit (the manager's unit) will be
8 covenanted for affordability for a period of 55 years consistent with Redevelopment
9 law [California Health and Safety Code, Section 33334.3 (f)(1)(A)].

10 **E. There are sufficient provisions to guarantee that the designated dwelling units**
11 **would remain affordable in the future.**

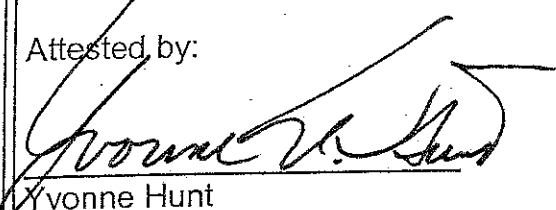
12 Consistent with State Redevelopment law [California Health and Safety Code, Section
13 33334.3 (f)(1)(A)] governing the use of Redevelopment funds for development of
14 affordable rental units, a project condition will require that the 32 units designated as
15 affordable be covenanted to ensure that they remain affordable for 55 years. Further
16 a Disposition and Development Agreement governing the conveyance of the Culver
17 City Redevelopment Agency owned lot to the developer will be conditioned to require
18 a covenant. The covenant will restrict rental of the 32 designated units to moderate
19 and low income households for a period of 55 years. Additionally the developer has
20 chosen to apply for a State Tax Credit with the State of California Tax Credit Allocation
21 Committee (TCAC). The TAC will require the developer to execute a 55-year
22 regulatory agreement secured by a recorded Deed of Trust to guarantee long-term
23 affordability of the rental units for a minimum of 55 years. These various affordability
24 agreements will be included in the recorded documents from the Culver City
25 Redevelopment Agency and from the anticipated affordable housing project lenders.

26
27 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
28 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
29 P2011012 and Administrative Modification, AUP P2011014; and hereby recommends that the
City Council approve Density and Other Bonus Incentives, DOBI P2011015 subject to the
conditions of approval set forth in Exhibit A attached hereto and incorporated in herein by this
reference.

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APPROVED and ADOPTED this 15th day of March 2011.


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

Attested by:


Yvonne Hunt
Administrative Secretary

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a 3-story, 40-foot high, 48,525 square foot mixed use development with 10,700 square feet of ground floor commercial space and 33 residential dwelling units with 106 parking spaces (the "Project"), for the property located at 11042-11056 Washington Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 - "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
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	
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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
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	
15.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
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.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures".	Trans.	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
18.	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	
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	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	
21.	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	
22.	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	
23.	The Project shall comply with CCMC Section 17.400.065- "Mixed Use Development Standards".	Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
24.	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	
25.	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	
26.	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	
27.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
28.	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	
29.	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	
30.	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	

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
32.	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	
33.	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	
34.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
35.	A Phase 1 Archaeological Paleontological Survey shall be completed and submitted to the Planning Division and Building Safety Division for review. If the Phase 1 Archaeological Paleontological Survey indicates the presence of archaeological and/or paleontological resources, then an archaeological and/or paleontological professional(s), approved by the City, shall monitor all phases of the excavation for the project site. In the event that the Phase 1 Archaeological Paleontological Survey determines that no such resources exist but undetected fossil resources and/or human remains, or other archaeological/paleontological resources are encountered during construction activities, work in that area must be halted, and both the City of Culver City and the coroner must be notified. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist and paleontologist have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City.	Planning/ Building	Mitigation Measure	
36.	An asbestos and lead survey shall be submitted to the Planning Division and Building Safety Division for review. The survey shall indicate the requirements on remediating the site and precautions taken during demolition and transport of hazardous materials according to the state regulations and Asbestos Hazard Emergency Response Act.	Planning/ Building	Mitigation Measure	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
37.	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	
38.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
39.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
40.	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	
41.	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	
42.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
43.	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	
44.	Hours of construction shall be limited to the following: 8:00 AM to 6:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and 10:00 AM to 6:00 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	
45.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
46.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
47.	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	
48.	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	
49.	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	
50.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
51.	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 3, 2011 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	
52.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
53.	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	
54.	A Covenant and Agreement on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, agreeing to hold lot numbers 1,2,3,4,5,6,7, and 8 of Tract No. 5747 as one parcel shall be signed by the Property Owner and recorded in the County Recorder's Office. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ Public Works	Special	
55.	Covenant and Agreement on a form provided by the Planning Division and in form and substance acceptable to the City Attorney and Redevelopment Agency General Counsel that is in conformance with State Density Bonus Law shall be recorded with the County Recorder that includes an agreement by the property owner(s) to guarantee long-term affordability of the project.	Planning/ Redev./ Housing	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
56.	All off-site improvements required by these conditions of approval shall be included in the Off-Site Improvement Plans submitted to the Public Works Department. The Applicant shall be responsible to have all off-site work completed as determined by the Transportation Director, Public Works Director, and the Community Development Director.	Planning/ Trans./ Public Works	Special	
57.	The existing curb return at the corner of Washington Boulevard and Tilden Avenue, adjacent to the project, shall be reconstructed to provide a 25 foot curb radius. The curb ramp shall be reconstructed with truncated domes (per a design as approved by the City Engineer) and a corner cut-off. The corner cut-off shall be designed to insure there will be adequate area to include a four foot landing at the top of the ramp but not encroach into the proposed building's overhang. Additional street right-of-way shall be dedicated to the City for the reconstructed corner as determined by the City Engineer.	Public Works	Special	
58.	The traffic signals (new and existing) at the intersection of Washington Boulevard and Washington Place, Harter Avenue, and Tilden Avenue shall include audible signal devices as approved by the City Engineer.	Public Works	Special	
59.	The existing sidewalks along the Project's frontage with Harter Avenue, Tilden Avenue, and Washington Boulevard shall be removed and reconstructed. The sidewalks on Harter Avenue and Tilden Avenue shall be replaced with a full width sidewalk section.	Public Works	Special	
60.	The existing drive approach on Washington Boulevard shall be removed and reconstructed with curb, gutter, and sidewalk.	Public Works	Special	
61.	The proposed drive approach on Tilden Avenue shall be a high speed design.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
62.	The existing curb and gutter along the Project's frontage with Tilden Avenue shall be removed and reconstructed per APWA Standard Plan 120-1 [A2-150(6)].	Public Works	Special	
63.	Tilden Avenue shall be restriped with a double yellow centerline to provide a 12 foot south bound lane and an 18 foot north bound lane from Washington Boulevard southerly to the alley.	Public Works	Special	
64.	Two "No Stopping Any Time" [R28 A (CA)] signs shall be installed on the west side of Tilden Avenue. The first sign shall be a left arrow sign located at the curb return and the second shall be a right arrow sign located just northerly of the proposed main drive approach.	Public Works	Special	
65.	All drive approaches shall be aligned perpendicular to the adjoining streets.	Public Works	Special	
66.	The proposed drive approach serving the subterranean parking garage ramp and the trash area shall be a continuous approach.	Public Works	Special	
67.	The existing curb on Harter Avenue shall be painted red, extending 26 feet from the curb return at Washington Boulevard. Red curb shall also be painted between the alley approach and the subterranean garage's drive approach.	Public Works	Special	
68.	A yellow centerline stripe shall be painted on the driveway serving the at grade parking extending 40 feet from Tilden Avenue and a yellow centerline stripe shall be painted on the ramp to the subterranean parking garage.	Public Works	Special	
69.	The existing street lights along the Project's frontage with the adjacent streets shall be converted to low voltage power. This work shall include the installation of new induction street light standards, pull boxes, a service pedestal, and new electrical conduit and wiring.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
70.	Existing meters and curb drains no longer needed shall be abandoned and removed. Existing meters to remain shall be brought to grade and be reinstalled in new meter boxes.	Public Works	Special	
71.	The existing alley between Harter and Tilden Avenues shall be reconstructed. The reconstruction shall consist of a two inch grind of the existing pavement and an inlay of new AC pavement; the installation of a new centerline concrete gutter; and the construction of new alley approaches at each end of the alley. The alley shall be re-graded to provide positive drainage.	Public Works	Special	
72.	The existing bus pad on Washington Boulevard shall be extended easterly to a point that does not extend past the future east bound stop limit line (approximately 20 feet).	Trans./ Public Works	Special	
73.	The existing bus stop on Washington Boulevard shall be relocated and upgraded to include a 4-seat bench with arm rests and back; a shelter; a trash receptacle; and transit information display pursuant to Transportation Department specifications. The shelter shall be relocated to the back of sidewalk to allow adequate pedestrian access; ADA accessibility, and other bus stop requirements.	Trans.	Special	
74.	The crosswalk across Washington Boulevard shall be relocated closer to Tilden Avenue and be implemented with pedestrian crossings within a single phase.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
75.	The medians on Washington Boulevard between Harter Avenue and Tilden Avenue shall be landscaped and irrigated using the same plant palette used for the Washington Boulevard Area Improvement Plans as determined by the Community Development Director and shall be reconfigured to provide for more vehicle storage area east-west traffic on Washington Boulevard and Washington Place.	Public Works/ Comm. Dev	Special	
76.	Streetscape improvements including but not limited to street trees and other landscaping, concrete sidewalks, and street furniture (benches, trash receptacles, and bicycle racks) shall be installed along the Project's Washington Boulevard, Harter Avenue, and Tilden Avenue frontage as determined by the Community Development Director.	Public Works/ Comm. Dev	Special	
77.	Twelve long term bicycle parking spaces shall be provided in individual bike lockers or bike racks in a secure locking fenced enclosure within the project's parking structure. Six short term bicycle parking spaces shall be provided on the adjacent public sidewalk right-of-way, using three City approved "Inverted-U" bicycle racks. All bicycle parking shall be approved by the Public Works Director or their designee.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
78.	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 3, 2011 and March 15, 2011 , excepted as modified by these Conditions of Approval.	Planning	Standard	
79.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
80.	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	
81.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
82.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
83.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	

Attachment No. 3

RESOLUTION NO. 2011-R020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING DENSITY AND OTHER BONUS INCENTIVES, DOBI P-2011015 TO ALLOW FOR AN INCREASED RESIDENTIAL UNIT DENSITY INCREASE PURSUANT TO STATE LAW FOR A TOTAL OF 33 DWELLING UNITS LOCATED AT 11042-11056 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL.

(Density and Other Bonus Incentives, P-2011015)

WHEREAS, on January 18, 2011, the Los Angeles Housing Partnership, property owner of 11042-11052 Washington Boulevard, and the Culver City Redevelopment Agency, property owner of 11054-11056 Washington Boulevard, filed Site Plan Review and Administrative Modification applications to construct a three-story, 35 foot high, 48,525 square foot mixed use development with 10,700 square feet of ground floor commercial space and, 33 residential units with 106 parking spaces; and a Density and Other Bonus Incentives application to allow for an increased residential unit density for the provision of affordable housing pursuant to State law. The project site is described more fully as Lot 1, 2, 3, 4, 5, 6, 7, and 8 of TRACT NO. 9648, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, in accordance with Government Code Section 65915 the proposed project will facilitate the construction of very low, low, and moderate income dwelling units; and,

WHEREAS, on March 15, 2011, after a duly noticed public hearing (held on March 3, 2011 and continued on March 15, 2011) on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) adopted a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the project, as

1 mitigated, will not result in significant adverse environmental impacts; and (ii) adopted
2 Resolution No. 2011-P003 approving Site Plan Review, SPR P-2011012 and Administrative
3 Modification, AM P-2011014 and recommending to the City Council approval of Density and
4 Other Bonus Incentives, P-2011015 (the adopted Mitigated Negative Declaration and
5 Resolution No. 2011-P003 are incorporated by this reference as though fully set forth
6 herein); and,
7

8 WHEREAS, on March 21, 2011, after conducting a duly noticed public hearing
9 on the aforementioned Density and Other Bonus Incentives, including full consideration of
10 the application, plans, staff reports, environmental information, Planning Commission
11 recommendation, and all testimony presented; the City Council (i) by a vote of 4 to 0,
12 determined that no new information has become available and no changes in the proposed
13 project have been made since the Planning Commission adopted the Mitigated Negative
14 Declaration and, therefore, no additional environmental analysis is required; and (ii) by a vote
15 of 4 to 0 approved Density and Other Bonus Incentives, DOBI P-2011015 subject to
16 Conditions of Approval stated herein below:
17
18

19
20 NOW, THEREFORE, the City Council of the City of Culver City, California,
21 HEREBY RESOLVES AS FOLLOWS:

22 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver
23 City Municipal Code (CCMC) Title 17, Section 17.580.020, required findings for Density and
24 Other Bonus Incentives, the following findings are hereby made:
25

26 **A. The project would be compatible with the purpose and intent of the General Plan**
27 **and the provisions of this Title.**

28 The project is consistent with the General Plan General Corridor Land Use
29 designation and the General Plan Housing Element. Consistent with Objective 6 of
the General Plan Land Use Element, the project will include new community serving

commercial uses that will provide for the revitalization of a commercial corridor through new development on a partially vacant lot. The project is also consistent with Objective 29 of the General Plan Land Use Element because the ground floor commercial uses will increase business activity in the City's Northern-Central Sub-Area while protecting nearby residential areas through enhanced setbacks for mixed use developments adjacent to Residential Two Family (R2) zones. Furthering the goals of Policy 2.D of the General Plan Housing Element, the project's site design is sensitive to adjacent residential areas through these enhanced setback requirements and the use of a landscape buffer along the rear adjacent to an alley separating the project from a residential area. Additionally the project's 10,700 square foot commercial ground floor will reinforce the commercial nature of Washington Boulevard. The project is also consistent with Policy 3.B. of the General Plan Land Use Element in that affordable housing will be provided for moderate, low and very-low income households. By providing rental housing to a varied range of low income households through a non-profit housing developer, the project accomplishes Objective 3 and Policy 3.B of the General Plan Housing Element.

The addition of 33 units to the City's housing stock will further the intent of the Regional Housing Needs Assessment (RHNA) as prepared by the Southern California Association of Governments (SCAG) and the State of California Housing and Community Development Department (HCD), which calls for an addition of 504 new housing units in Culver City within the Housing Element Planning Period ending in 2014.

B. The project will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district which the property is located.

The proposed project will not be detrimental to the public interest, health, safety, or general welfare because it meets the Commercial General (CG) and the Mixed Use development standards and is consistent with the General Plan Land Use and Housing Elements. The project is consistent with development standards for mixed use projects that require enhanced setbacks from residential zones; the project is designed with building setbacks at the rear that serve to protect the residential neighborhood at the rear of the site. The three-story, 35 foot high mixed use building is consistent with the maximum height requirements of a mixed use building adjacent to a Residential Two Family (R2) zone and is compatible in size and scale with the existing single and multi-story commercial buildings surrounding the site. The project provides the Code required parking of 106 on-site parking spaces minimizing potential street parking impacts to local residents. The development will improve the visual character and quality of the project site by construction of a modern architectural building which will incorporate sustainable design and green building construction features.

Also, the project will not be injurious to persons and property because offsite improvements at and near the adjacent signalized intersections of Washington

1 Boulevard at Washington Place, Harter Avenue and Tilden Avenue will improve
2 overall flow of traffic and safety for both pedestrians and motorists. The changes will
3 provide increased stopped vehicle storage for both east and westbound traffic on
4 Washington Boulevard and Washington Place, enhance ingress/egress to the project
5 site for motorists and implement improved pedestrian crossings.

6
7 **C. The number of dwellings can be accommodated by existing and planned
8 infrastructure capacities.**

9 The project's 33 dwelling units can be accommodated by existing and planned
10 infrastructure capacities because the project will not require new construction or
11 expansion of sewer facilities, landfills, drainage systems, or water service. The project
12 is located on a previously developed site and will not substantially increase the
13 quantity and rate of storm run-off draining to the public storm drain system. The
14 project includes measures complying with Culver City's Stormwater Pollution
15 Prevention Program, and runoff treatment measures compliant with SUSUMP
16 requirements. On-site green building features will include filtration and storm water
17 retention systems that will reduce overall storm water run-off thereby lessening
18 impacts to local storm drains. Further, with off-site improvements that will improve
19 overall flow of traffic and safety for motorists and pedestrians, the street infrastructure
20 and access points to the project site will more than adequately serve the project.

21
22 **D. Adequate evidence exists to ensure that the development of the property would
23 result in the provision of affordable housing in a manner consistent with
24 Government Code, Section 65915, or as may be amended, and the purpose and
25 intent of this Title.**

26 The proposed project includes an increased density for the provision of affordable
27 housing consistent with the provisions of State Density Bonus law (California
28 Government Code Section 65915, et.seq.). The increased density is allowed per State
29 law and is stipulated in the Zoning Code, which requires the processing of density
increase requests to be consistent with Government Code Section 65915. The project
meets the requirements of State density bonus law in that it provides adequate
number of affordable housing units for the percentage increase in density. The base
density for this project is 25 dwelling units based on the 35 dwelling units per acre
permitted by the Zoning Code. The project includes 8 additional units which equates
to an increase of 35% over the base density for a grand total of 33 dwelling units
proposed at the project site.

30 The State allows a maximum of 35% increase in density provided that 11% of the
31 base units are at the very low income or 20% are in the low income categories. The
32 project meets and exceeds the minimum criterion for allowing density increase by
33 providing 14 units for very low income, 6 units for low income and 12 units for
34 moderate income. All of the units except for one unit (the manager's unit) will be
35 covenanted for affordability for a period of 55 years consistent with Redevelopment
36 law [California Health and Safety Code, Section 33334.3 (f)(1)(A)].

1 E. There are sufficient provisions to guarantee that the designated dwelling units
2 would remain affordable in the future.

3 Consistent with State Redevelopment law [California Health and Safety Code, Section
4 33334.3 (f)(1)(A)] governing the use of Redevelopment funds for development of
5 affordable rental units, a project condition will require that the 32 units designated as
6 affordable be covenanted to ensure that they remain affordable for 55 years. Further
7 a Disposition and Development Agreement governing the conveyance of the Culver
8 City Redevelopment Agency owned lot to the developer will be conditioned to require
9 a covenant. The covenant will restrict rental of the 32 designated units to moderate
10 and low income households for a period of 55 years. Additionally the developer has
11 chosen to apply for a State Tax Credit with the State of California Tax Credit Allocation
12 Committee (TCAC). The TAC will require the developer to execute a 55-year
13 regulatory agreement secured by a recorded Deed of Trust to guarantee long-term
14 affordability of the rental units for a minimum of 55 years. These various affordability
15 agreements will be included in the recorded documents from the Culver City
16 Redevelopment Agency and from the anticipated affordable housing project lenders.

17 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council
18 of the City of Culver City, California, hereby approves Density and Other Bonus Incentives,
19 DOBI P-2011015 subject to the conditions of approval set forth in Exhibit A to Planning
20 Commission Resolution No. 2011-P003, incorporated by this reference as though fully set
21 forth herein.

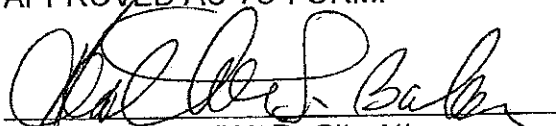
22 APPROVED and ADOPTED this 21st day of March 2011.

23 
24 CHRISTOPHER ARMENTA, Mayor
25 City of Culver City, California

26 ATTEST:

27 APPROVED AS TO FORM:

28 
29 MARTIN R. COLE, City Clerk
A11-00123 by
Ela Valladares, Deputy
City Clerk

30 
31 CAROL A. SCHWAB, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CULVER CITY)

I, Ela Valladares, Deputy City Clerk of the City of Culver City, California,
do hereby certify that the foregoing Resolution No. 2011-R020 as duly and
regularly adopted, passed, and approved by the City Council of the City of
Culver City, California, at a regular meeting of said City Council held at the
regular meeting place thereof, on the 21st day of March 2011, by the
following Councilmember vote:

AYES: Cooper, O'Leary, Weissman, Armenta
NOES: None
ABSTAIN: None
ABSENT: Malsin

Dated this 22nd day of March, 2011.



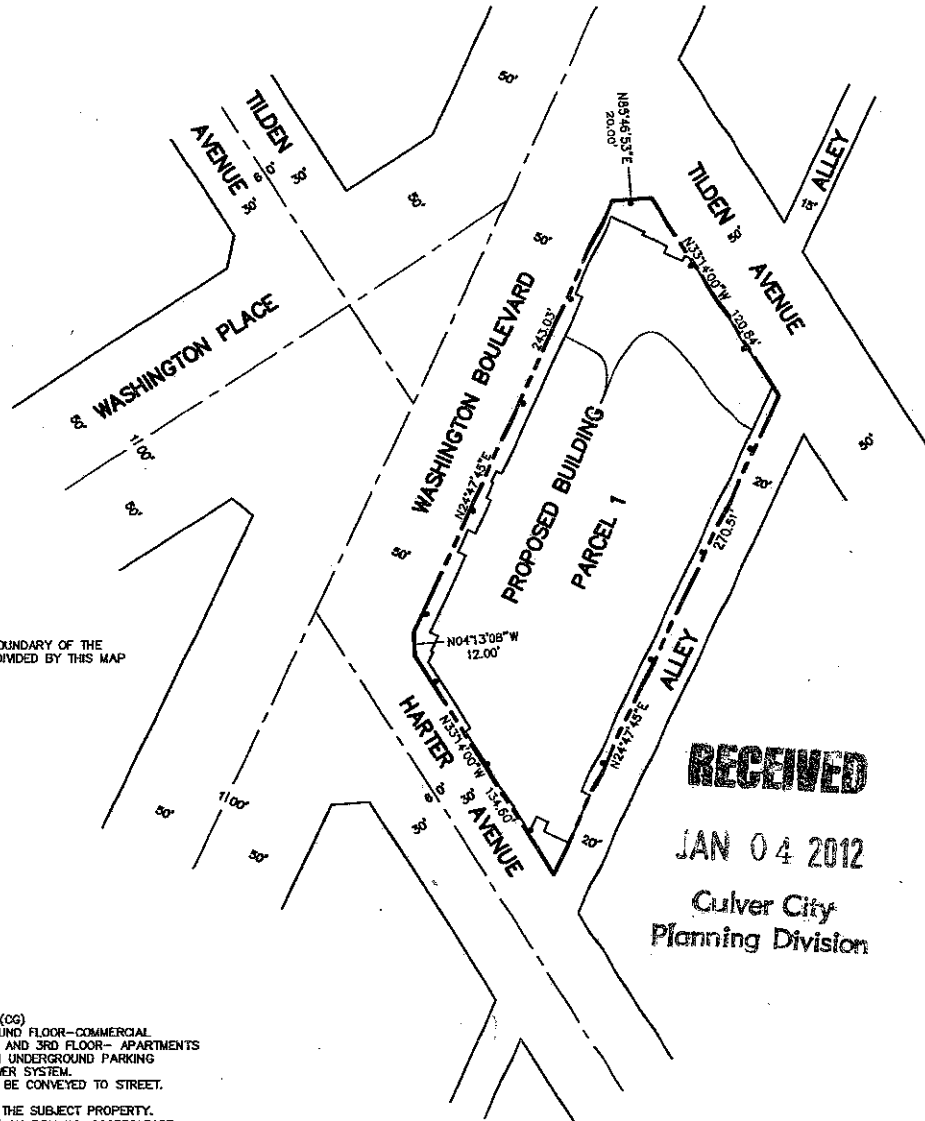
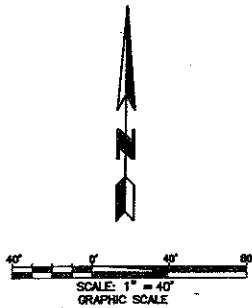
Ela Valladares
Deputy City Clerk and Ex-Officio Clerk of the City Council
City of Culver City, State of California

TENTATIVE PARCEL MAP NO. 71861

IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES

A ONE LOT PARCEL MAP FOR CONDOMINIUM PURPOSES THAT
 COMPRISES 3 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT.
 BEING THE SUBDIVISION OF LOTS 1 THROUGH 8 OF TRACT NO. 9648
 PER MAP RECORDED IN BOOK 142, PAGES 13 TO 15, OF MAPS
 RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA
 ADDRESS: 11042 WASHINGTON BOULEVARD

Attachment 4

**LEGEND**

INDICATES THE BOUNDARY OF THE
 LAND BEING SUBDIVIDED BY THIS MAP

SUBDIVIDER:
 TILDEN TERRACE, L.P.
 1200 WILSHIRE BLVD., SUITE 307
 LOS ANGELES CA 90017
 PHONE: 213-628-9172 EXT. 107
 ATTN: DENICE MINT

OWNER

LOS ANGELES HOUSING PARTNERSHIP AND
 THE CITY OF CULVER CITY

CIVIL ENGINEER

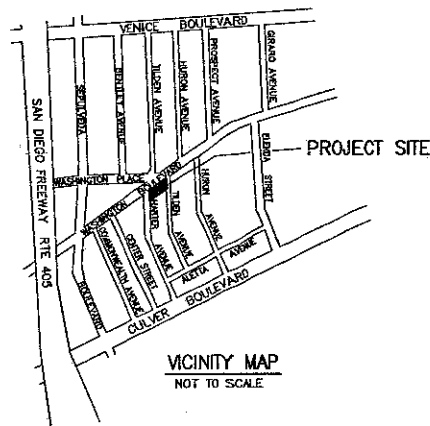
SIKAND ENGINEERING ASSOCIATES
 15230 BURBANK BLVD., SUITE 100
 VAN NUYS, CA 91411
 PHONE: 818-787-8550

NOTES:

1. TOTAL AREA: PARCEL 1-32,261 SQ. FT.
2. ZONING EXISTING: GENERAL COMMERCIAL (CG)
3. USE: PROPOSED 3 STORY BUILDING: GROUND FLOOR-COMMERCIAL
 2ND AND 3RD FLOOR- APARTMENTS
 WITH UNDERGROUND PARKING
4. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
5. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
6. SITE IS LEVEL
7. THERE ARE NO SURFACE EASEMENTS ON THE SUBJECT PROPERTY.
8. THE SITE IS LOCATED IN FLOOD ZONE "X" ON FIRM 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

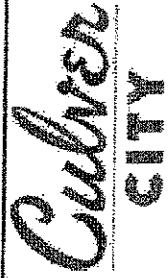
THIS IS TO STATE THAT NO EASEMENTS OF RECORD WERE SHOWN
 ON COMMITMENT NO. NCS-516965-LA2 DATED: NOVEMBER 23, 2011
 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

Ronald R. Horn 1-04-12
 RONALD R. HORN RCE 16913 DATE

**SIKAND**

Engineering, Planning, Surveying

15230 Burbank Blvd.
 Van Nuys, CA 91411
 Tel: (818) 787-8550
 Fax: (818) 901-7421
 info@sikand.com



Source: CDD/Planning Division
Map Created: 12/27/2011
Meeting Date: January 25, 2012

11042 - 11056 Washington
Boulevard

Tentative Parcel Map, TPM
P-2011185



THE CITY OF
CULVER CITY



INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310.253-5976



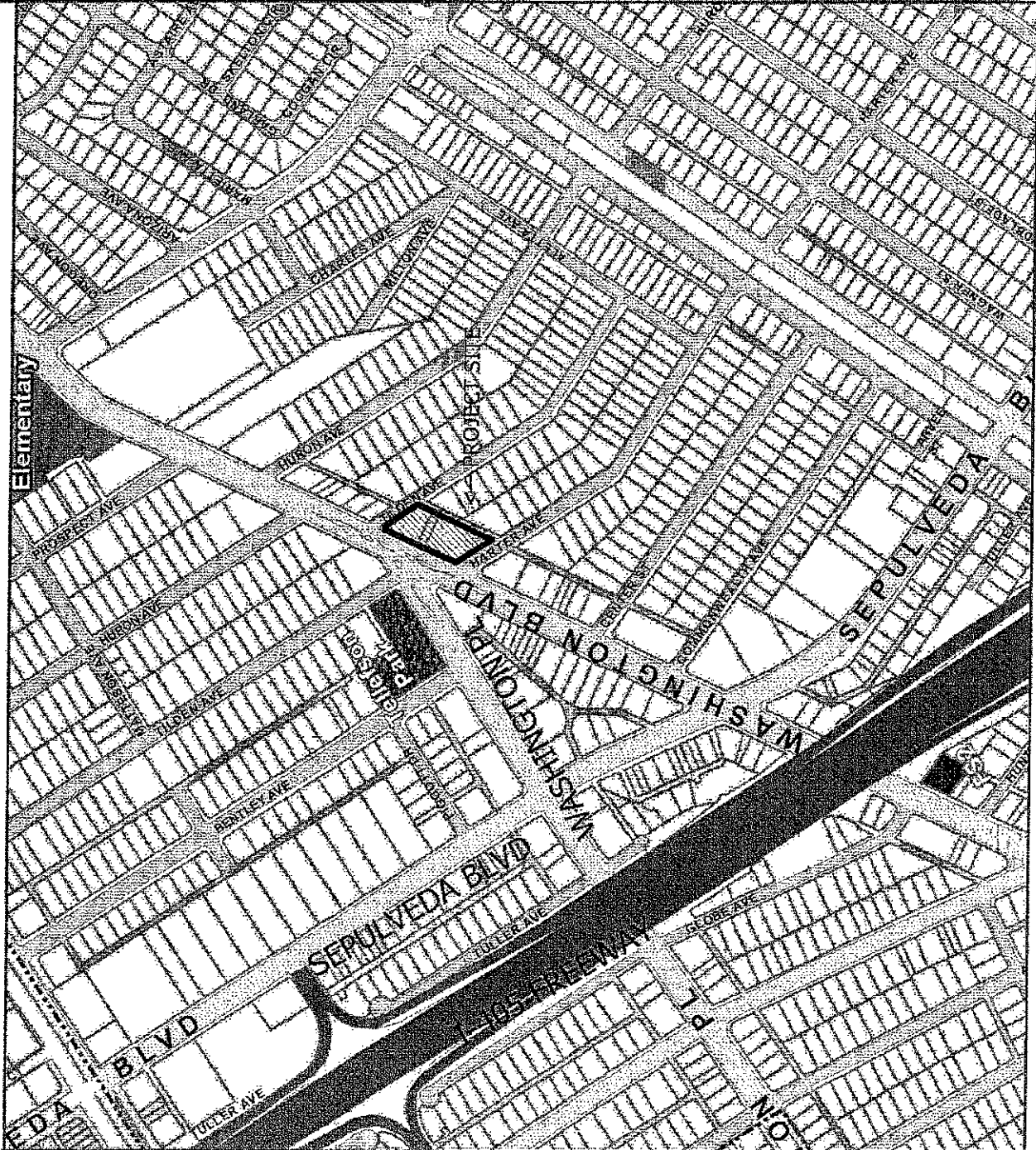
Scale: 1: 5,826

242.77

485.5 Feet

0

Tilden Terrace Project Site Tentative Parcel Map



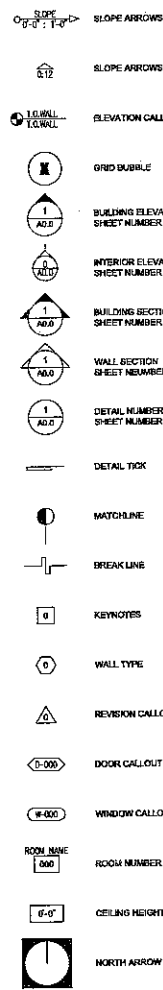
TILDEN TERRACE

11042 WASHINGTON BLVD - CULVER CITY, CA 90232

PLANNING SUBMITTAL



SYMBOL LEGEND



ABBREVIATIONS

A.F.F. A.F.S.	ABOVE FINISH FLOOR ABOVE FINISH SURFACE	LAV. LOTH	LAVATORY LENGTH LOCKER
BD. BLK. B.M. BOT. BUDG. NET	BOARD BLOCKING BLIND BOTTOM BUILDING BETWEEN	W.M. M.S. M.ECH. M.EWB. M.T. M.S.C.	MINIMUM MASS MECHANICAL MECHANICAL METAL MANUFACTURER
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING CEILING	M.S.C. M.S.C. M.S.C. M.S.C. M.S.C. M.S.C.	MISCELLANEOUS MASS MECHANICAL MECHANICAL METAL MANUFACTURER
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	N.C. N.C. N.C. N.C. N.C. N.C.	NOT IN CONTRACT NOT IN CONTRACT NOT IN CONTRACT NOT IN CONTRACT NOT IN CONTRACT NOT IN CONTRACT
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	O.B.S.C. O.B.S.C. O.B.S.C. O.B.S.C. O.B.S.C. O.B.S.C.	OBSCURE ON CENTER ON CENTER ON CENTER ON CENTER ON CENTER
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	P.L. P.L. P.L. P.L. P.L. P.L.	PROPERTY LINE PARTITION PARTITION PARTITION PARTITION PARTITION
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	R. R. R. R. R. R.	RISER RISER RISER RISER RISER RISER
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	S.C. S.C. S.C. S.C. S.C. S.C.	SOLID CORE SHEET SHEET SHEET SHEET SHEET
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	T.C. T.C. T.C. T.C. T.C. T.C.	TERAZZO TERRAZZO TERRAZZO TERRAZZO TERRAZZO TERRAZZO
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	U. U. U. U. U. U.	URINAL UNLESS OTHERWISE NOTED UNLESS OTHERWISE NOTED UNLESS OTHERWISE NOTED UNLESS OTHERWISE NOTED UNLESS OTHERWISE NOTED
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	V. V. V. V. V. V.	VERTICAL VERTICAL VERTICAL VERTICAL VERTICAL VERTICAL
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	W. W. W. W. W. W.	WALL WALL WALL WALL WALL WALL
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	X. X. X. X. X. X.	WATER WATER WATER WATER WATER WATER
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	Y. Y. Y. Y. Y. Y.	YIELD YIELD YIELD YIELD YIELD YIELD
C.L. C.E.R. C.E.R. C.E.R. C.E.R. C.E.R.	CENTER LINE CATCH BASIN CEILING CEILING CEILING CEILING	Z. Z. Z. Z. Z. Z.	ZONING ZONING ZONING ZONING ZONING ZONING

PROJECT DIRECTORY

DEVELOPER	LOS ANGELES HOUSING PARTNERSHIP CONTACT: MARY SILVERSTEIN EMAIL: msilver@laphousingpartnership.com TEL: 213-429-6172 FAX: 213-429-6173 ADDRESS: 1200 WILSHIRE BLVD, SUITE 307, LOS ANGELES, CA 90017
OWNER 1	LOS ANGELES HOUSING PARTNERSHIP CONTACT: MARY SILVERSTEIN EMAIL: msilver@laphousingpartnership.com TEL: 213-429-6172 FAX: 213-429-6173 ADDRESS: 1200 WILSHIRE BLVD, SUITE 307, LOS ANGELES, CA 90017
OWNER 2	CULVER CITY REDEVELOPMENT AGENCY CONTACT: JOHN PISANO EMAIL: john.pisano@ccra.org TEL: 310-253-0707 FAX: 310-253-0779 ADDRESS: 8770 CULVER BLVD, CULVER CITY, CA
LAND USE / ENTITLEMENT CONSULTANT	DAYLES CONSULTING GROUP CONTACT: DANA DAYLES EMAIL: dana@daylesgroup.com TEL: 310-439-4266 FAX: 310-439-4266 ADDRESS: 4150 KEYSTONE AVENUE, SUITE B
ARCHITECT	THE ALBERT GROUP ARCHITECTS CONTACT: SEAN SONNEN EMAIL: seann@albertgroup.com TEL: (310) 826-3363 FAX: (310) 826-3376 ADDRESS: 12210 NEBRASKA AVE, LOS ANGELES, CA 90025
LANDSCAPE ARCHITECT	LRM CONTACT: MICHAEL MCGOWAN EMAIL: mcgowan@lrma.com TEL: (310) 826-3363 FAX: (310) 826-3376 ADDRESS: 10950 WASHINGTON BOULEVARD SUITE 115, CULVER CITY, CA 90232
CIVIL ENGINEER	KPFF CONSULTING ENGINEERS CONTACT: CHRISTOPHER BERNARD EMAIL: cbernard@kpff.com TEL: (310) 417-4694 FAX: (310) 665-9076 ADDRESS: 6000 CENTER DRIVE, SUITE 700, LOS ANGELES, CA 90045
GEOTECHNICAL ENGINEER	GEOTECH WEST INC. CONTACT: NEAL BERLINER EMAIL: berliner@geotechinc.com TEL: (818) 341-8386 FAX: (818) 341-1704 ADDRESS: 5300 N. SAN FERNANDO BLVD., SUITE 100, BURBANK, CA 91504
LAND SURVEYOR	BECK ENGINEERING & SURVEYING CO. INC. CONTACT: VICTOR BECK EMAIL: vbeck@beckeng.com TEL: 818-346-8922 FAX: 818-346-8922 ADDRESS: 21500 WYANDOTTIE ST, SUITE 100, CANOGA PARK, CA 91303

PROJECT DATA

PROJECT DESCRIPTION				
33 UNITS OF AFFORDABLE APARTMENT UNITS OVER GROUND FLOOR RETAIL/COMMERCIAL OVER 1 LEVEL OF SUBTERRANEAN PARKING. ADJACENT TO THE RESIDENT INCLUDE A COMMUNITY ROOM, CYBER LIBRARY AND A ROOFTOP COMMUNITY GARDEN				
PROPERTY INFORMATION				
ASSESSOR'S PARCEL NUMBER:		4213-007-001 4213-007-001 4213-007-000		
LEGAL DESCRIPTION		LOTS 1 & 2, INCLUSIVE OF TRACT NO. 9846 IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 142 PAGES 15-16, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY		
EXISTING BUILDING DATA				
PARCEL ADDRESS	LOT SIZE (SF)	BUILDING AREA (SF)	CURRENT USE	EXISTING UNITS
11042 WASHINGTON BLVD	9,520	6,020	COMMERCIAL / RETAIL	5
11054 WASHINGTON BLVD	3,090	3,600	COMMERCIAL / RETAIL	1
11056 WASHINGTON BLVD	19,750	N/A	VACANT	
TOTAL	32,370 S.F.	9,620 S.F.		
ZONING DATA				
ZONING DESIGNATION:		CO		
LOT SIZE:		32,370 S.F.		
PROJECT TYPE:		MIXED-USE		
BASE DENSITY:		35 UNITS PER ACRE (1245 SF PER UNIT) = 26 UNITS		
DENSITY BONUS FOR AFFORDABLE HOUSING ALLOWED OVER BASE DENSITY:		UP TO 20% DENSITY BONUS ON BASE DENSITY = 8 UNITS		
DENSITY BONUS COMBINED WITH BASE DENSITY		26 + 8 = 34 units		
MAXIMUM HEIGHT :		37'		
FRONT SETBACKS: (STREET WALL)		9' FOR PORTIONS ABOVE 15' IN HEIGHT		
SIDE SETBACKS: (STREET WALL)		9' FOR PORTIONS ABOVE 15' IN HEIGHT		
REAR SETBACKS:		60 DEG ANGLE SET BACK FROM RESIDENTIAL PROPERTIES INCLUDING HALF ALLEY WIDTH		
LOT COVERAGE		28,000 SF or 86% OF LOT AREA		

PROJECT DATA

FLOOR LEVEL	RES. UNIT AREA	COMMERCIAL	COMMON SPACE
LEVEL 1	-	10,700 S.F.	790 S.F.
LEVEL 2	17,810 S.F.	-	1,140 S.F.
LEVEL 3	16,285 S.F.	-	-
TOTALS	34,095 S.F.	10,700 S.F.	1,930 S.F.
TOTAL BUILDING SQUARE FOOTAGE			46,525 S.F.

COMMERCIAL AREA REQUIREMENT	
TOTAL LOT AREA	32,329 S.F.
30% OF LOT AREA	9,698 S.F.
GROSS BUILDING AREA	48,520 S.F.
10% OF GROSS AREA	4,852 S.F.
MINIMUM COMMERCIAL REQUIRED	9,606 S.F.
COMMERCIAL PROVIDED	10,700 S.F.

UNIT DATA		
1 BEDROOM UNITS	750 S.F. EACH	2 UNITS
2 BEDROOM UNITS	900 S.F. EACH (TYP)	19 UNITS
3 BEDROOM UNITS	1130 S.F. EACH	12 UNITS
TOTAL		33 UNITS TOTAL

PARKING REQUIREMENTS		
UNIT PARKING REQUIRED (1 BDRM)	2 x 1 PER UNIT	2 SPACES
UNIT PARKING REQUIRED (2 & 3 BDRM)	3 x 2 PER UNIT	62 SPACES
COMMERCIAL + COMMUNITY ROOM + CYBER LIBRARY	11,840 S.F. / 350	34 SPACES
GUEST PARKING REQUIRED	33 UNITS x 0.25 = 8.25	9 SPACES
TOTAL PARKING REQUIRED		107 SPACES
PARKING PROVIDED ON GRADE		41 SPACES
TOTAL PARKING PROVIDED		167 SPACES
ADA PARKING REQUIRED	4 CAR + 1 VAN SPACE	
ADA PARKING PROVIDED	4 CAR + 1 VAN SPACE	
BICYCLE PARKING:		
RESIDENTIAL: 10 % OF REQUIRED SPACES	10% OF 73	7 SPACES
COMMERCIAL: 5 % OF REQUIRED PARKING	5% OF 35	2 SPACES
BICYCLE PARKING REQUIRED		9 SPACES
BICYCLE PARKING PROVIDED		9 SPACES

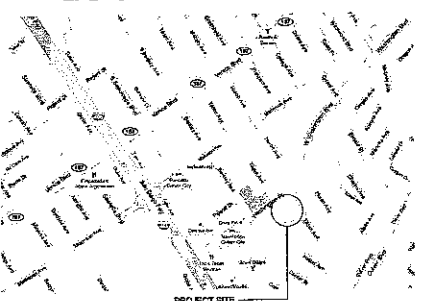
OPEN SPACE REQUIREMENTS		
OPEN SPACE REQUIRED		
75 SF PER UNIT (COMMON OR PRIVATE)		33 x 75 = 2475 SF
COMMON OPEN SPACE PROVIDED:		
SECOND FLOOR COURTYARDS		4441 SF
THIRD FLOOR ROOF GARDEN		800 SF
TOTAL COMMON OPEN SPACE PROVIDED		5241 SF

RESIDENTIAL STORAGE	
REQUIRED	
100 CUBIC FEET SF PER UNIT	33 x 100 = 3,300 CUBIC FEET
PROVIDED:	
IN THE BASEMENT	3500 CUBIC FEET

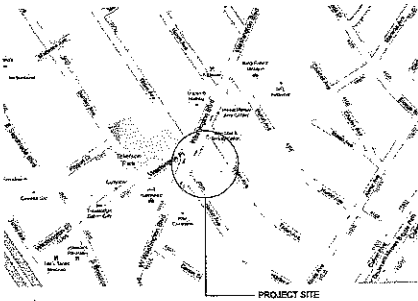
SHEET INDEX

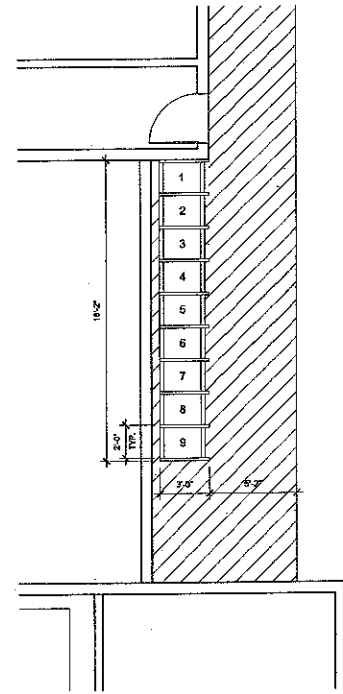
A1.0 - TITLE SHEET
CIVIL
C-1 - SURVEY
C-2 - SUSP
C-3 - PROPOSED UTILITY EXHIBITS
C-4 - PROPOSED EXCAVATION PLAN AND SECTION
ARCHITECTURAL
A-1 - SITE PLAN
A-2 - SECOND AND THIRD FLOOR PLANS
A-3 - PARKING AND ROOF PLANS
A-4 - ELEVATIONS
A-5 - SECTIONS
LANDSCAPE
L-1 - PRELIMINARY LANDSCAPE PLANT PALETTE
L-2 - GROUND FLOOR LANDSCAPE PLAN
L-3 - SECOND FLOOR LANDSCAPE PLAN

LOCATION MAP



VICINITY MAP

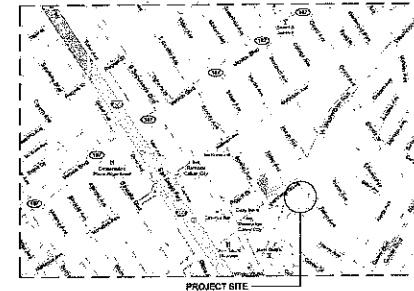




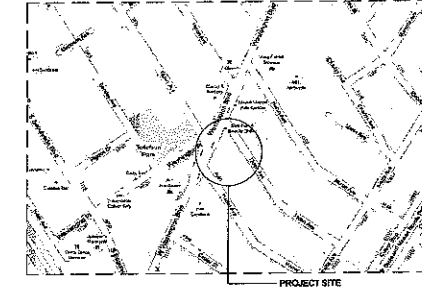
BICYCLE PARKING DETAIL

2

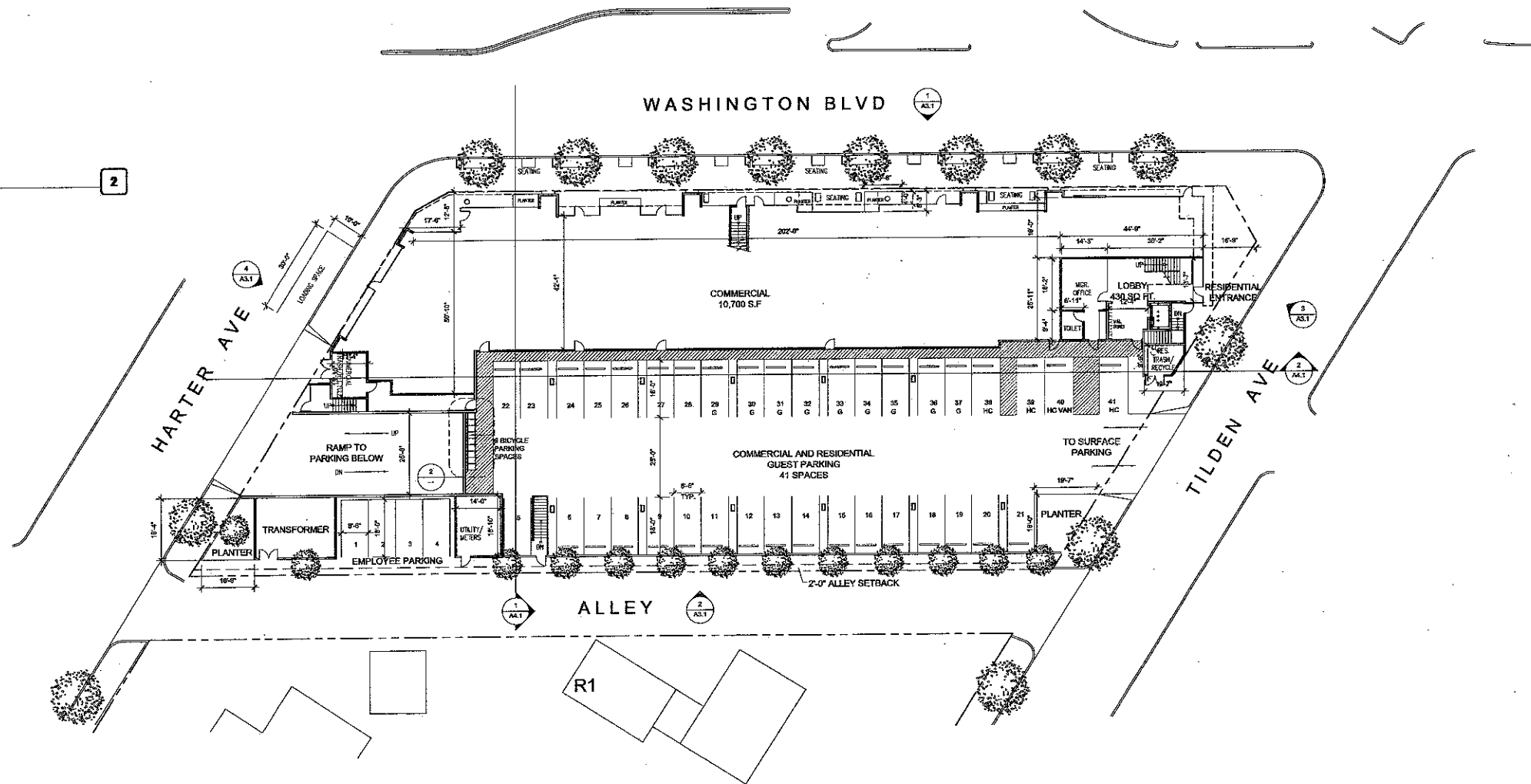
LOCATION MAP



VICINITY MAP



NOTE: EXISTING UTILITIES SEE SHEET C-1
PROPOSED UTILITIES SEE SHEET C-EX2



SITE PLAN

(1/8"=1'-0" (FULL SIZE DRAWINGS ONLY))

1

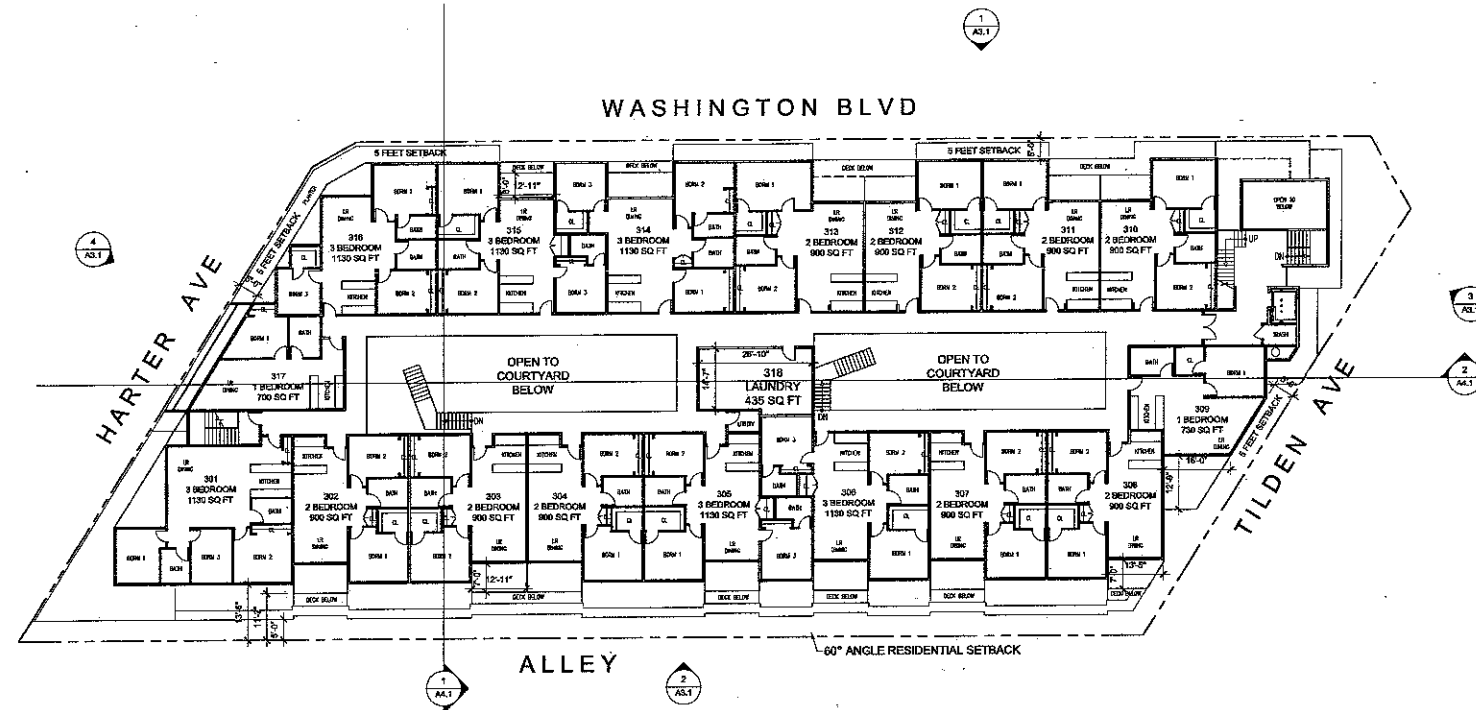
PROJECT: **TILDEN TERRACE**
ADDRESS: 11042-11056 WASHINGTON BLVD
CULVER CITY, CA 90232
DRAWN TITLE: **SITE PLAN**

the **albert** group architects

DATE: 04/27/2011
PROJECT NO: 10110

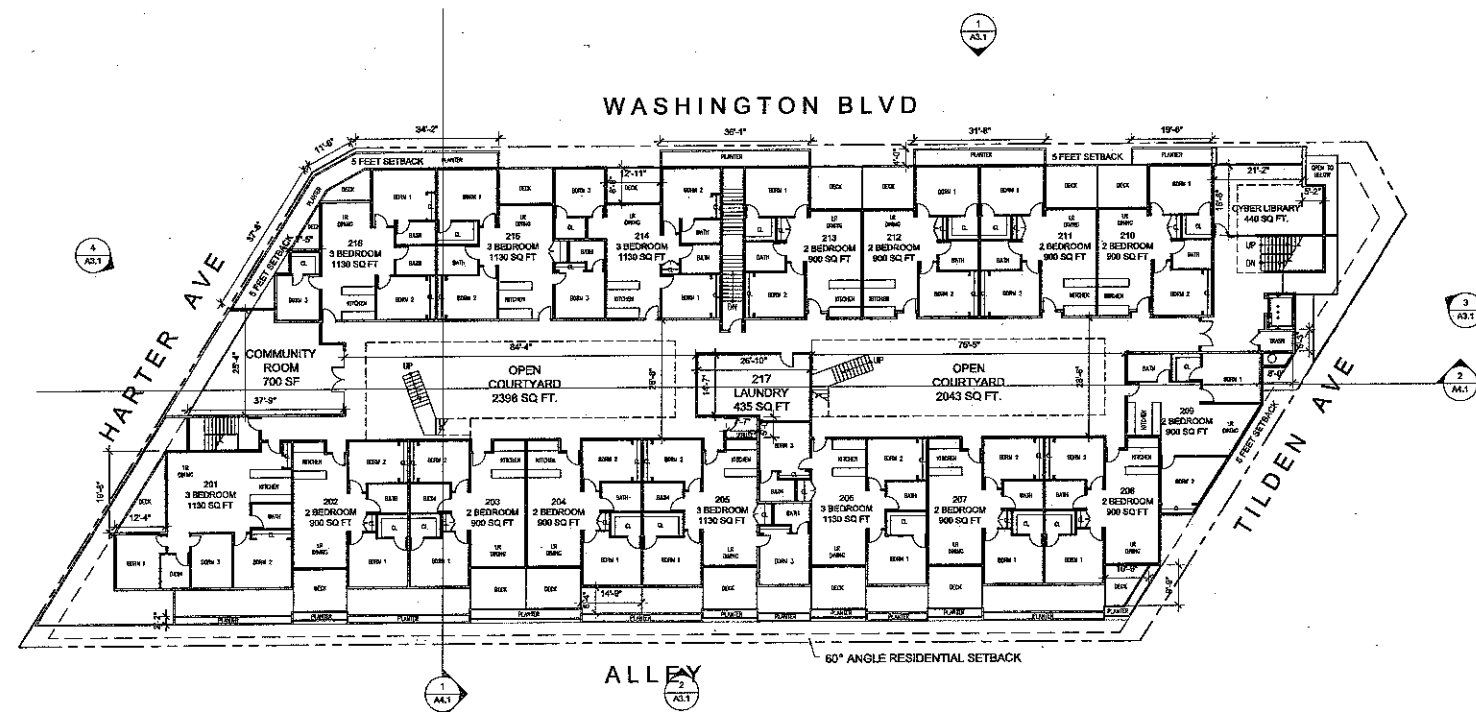
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. C 9112
EXP. 6-30-14

THE ALBERT GROUP ARCHITECTS, INC.
11042-11056 WASHINGTON BLVD
CULVER CITY, CA 90232
TEL: 310.759.1111
WWW.ALBERTGROUPARCHITECTS.COM



THIRD FLOOR PLAN
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

1



SECOND FLOOR PLAN
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

2

THE ARCHITECTS AND DESIGNERS ASSOCIATES, INC. (TDA) HAS PREPARED THESE PLANS FOR THE PROJECT AND TO THE BEST OF ITS KNOWLEDGE AND BELIEF, THE PLANS COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. TDA DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO TDA. TDA SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THESE PLANS.

the albert group
architects

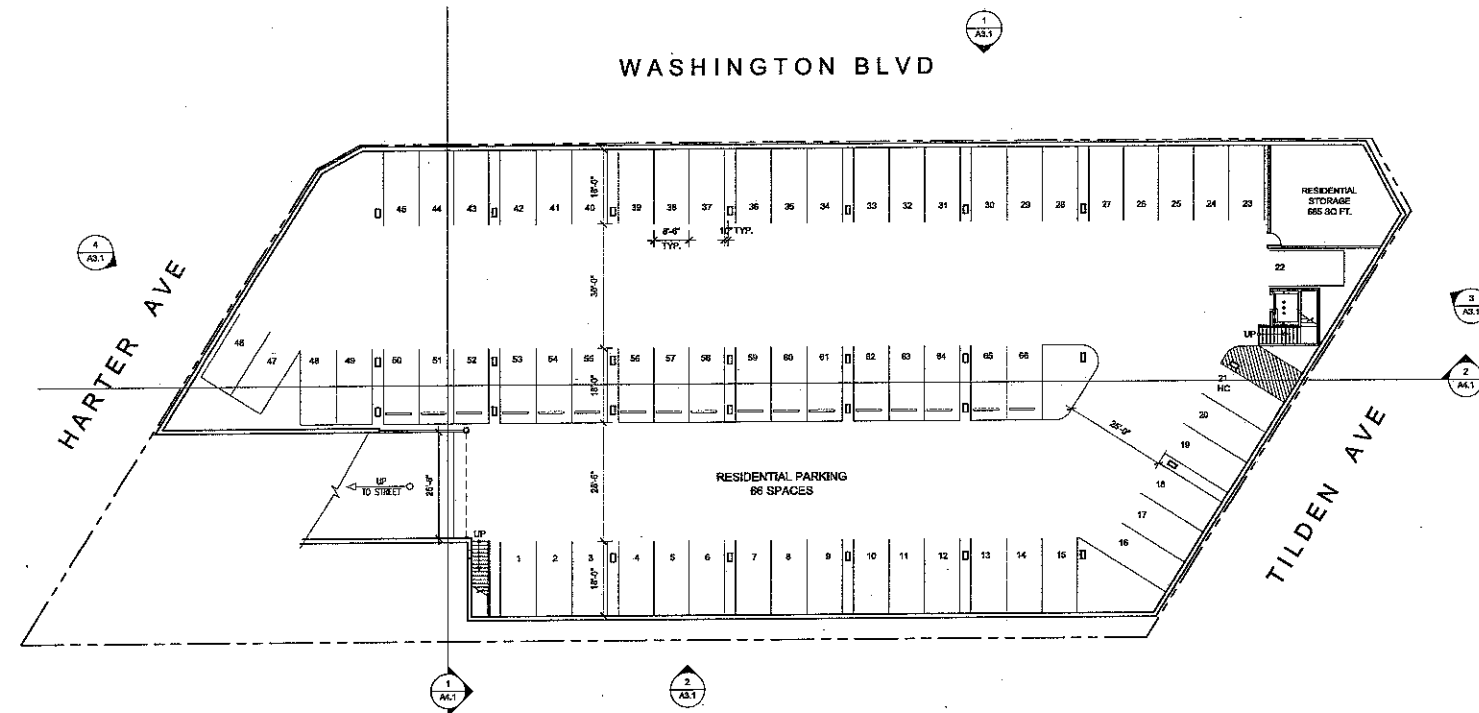
TILDEN TERRACE
11042-11056 WASHINGTON BLVD
CULVER CITY, CA 90232

FLOOR PLANS

PROJECT NO. 10119

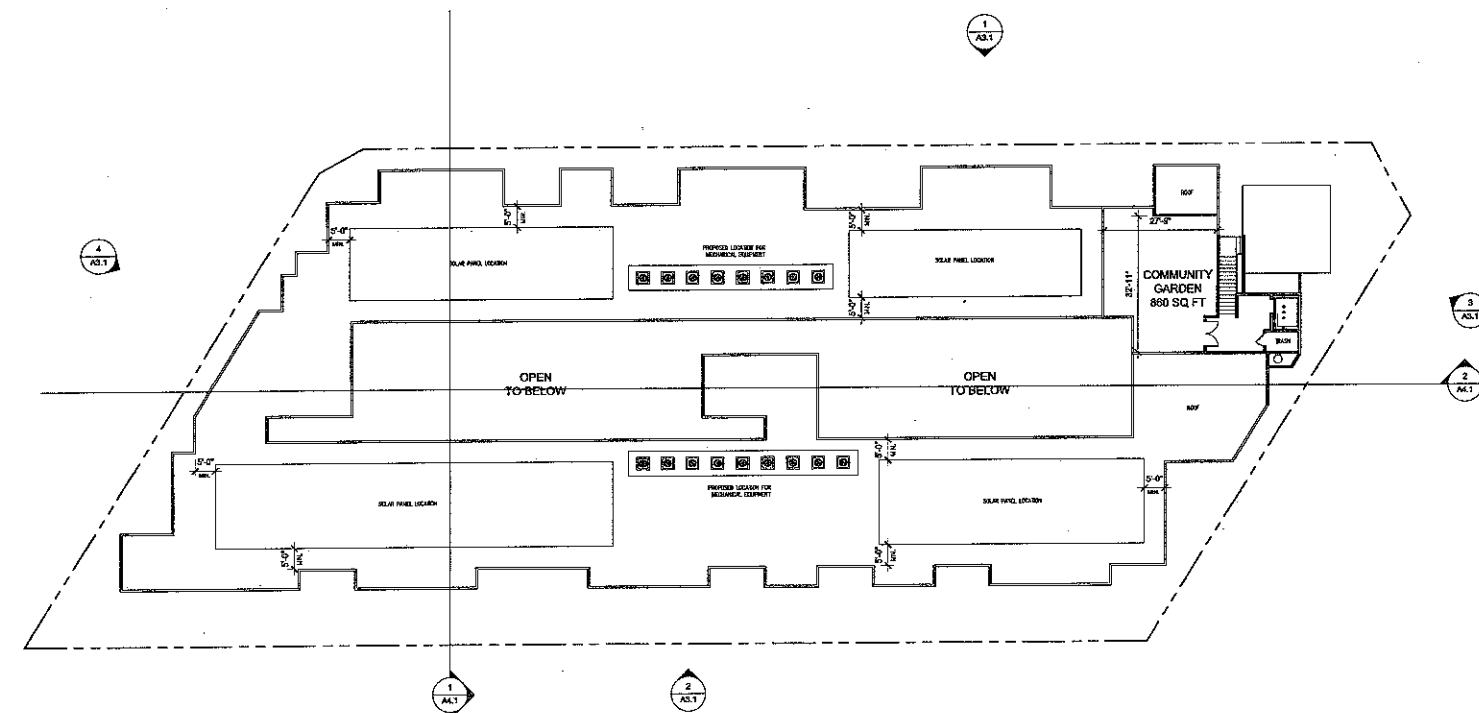
DATE: 01/17/2011

BY: [Signature]



PARKING LEVEL BELOW GRADE
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

1



ROOF PLAN
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

2

PROJECT
TILDEN TERRACE

ADDRESS
11042-11050 WASHINGTON BLVD
OAKLAND, CA 94623

DATE
06/10/2023

PROJECT NUMBER
10110

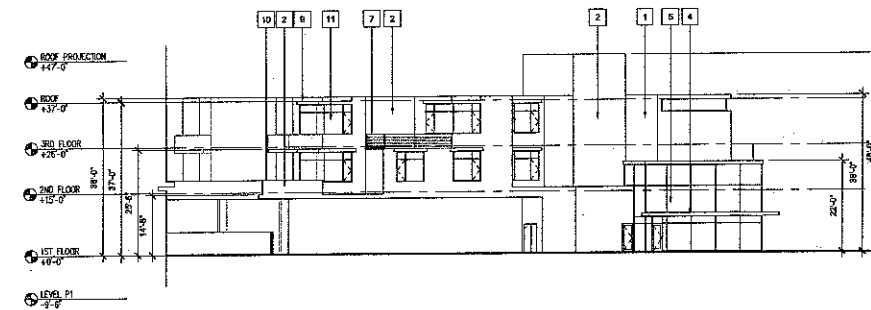
ARCHITECT
the albert group architects

REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. C 64122
EXPI. 06/30/2026

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DATE
06/10/2023

BY
[Signature]



the albert

10100 Woodmonte Boulevard, L.A. CA 90024
 Tel: 310-464-1000 • Fax: 310-464-1001
www.albertgroup.com

group architects

10100

SS _____

APPROVED BY _____

PROJECT _____

DATE **01/02/2011**

10100 Woodmonte Boulevard, L.A. CA 90024
 Tel: 310-464-1000 • Fax: 310-464-1001
www.albertgroup.com

TILDEN TERRACE

ADDRESS **11042-11054 WASHINGTON BLVD**

DUNTER CITY, CA 90232

ELEVATIONS

PREPARED BY _____

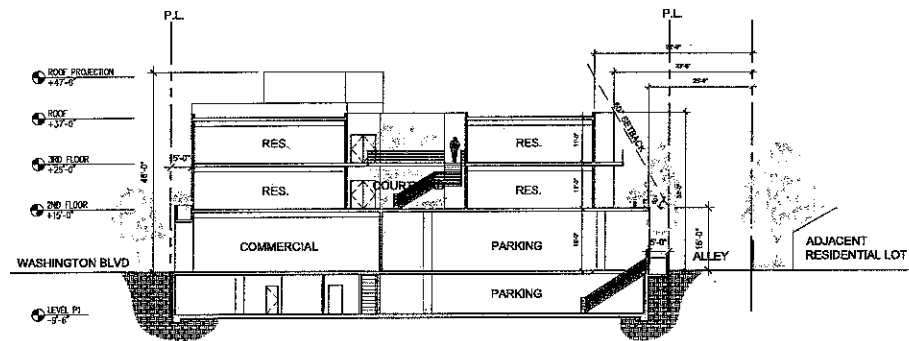
DATE _____

NO. _____

REVISION _____

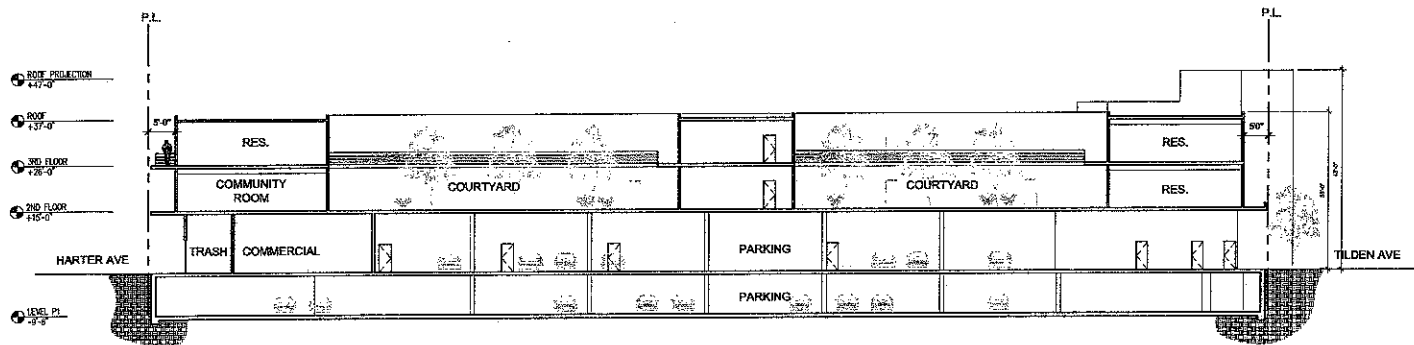


THE ABOVE DRAWING WAS DESIGNED AND
 PREPARED BY ME OR UNDER MY CLOSE
 PERSONAL SUPERVISION AND THE
 STATE OF CALIFORNIA HAS THE AUTHORITY
 TO ENFORCE THE PENALTY FOR VIOLATION OF
 THESE LAWS. I AM AWARE OF THE PENALTY
 FOR VIOLATION OF THESE LAWS AND I
 ACCEPT THE PENALTY FOR VIOLATION OF
 THESE LAWS.



BUILDING SECTION
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

1



BUILDING SECTIONS
1/16"=1'-0" (FULL SIZE DRAWINGS ONLY)

2

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE DRAWINGS OR SPECIFICATIONS, WHETHER SUCH DAMAGE OR LOSS BE CAUSED BY NEGLIGENCE OR OTHERWISE, AND WHETHER SUCH DAMAGE OR LOSS BE FORESEEABLE OR NOT.	
NO.	REVISIONS
DATE	
the albert group architects 1042-1100 WASHINGTON BLVD CHICAGO, IL 60622 PHONE: 312.467.1111 WWW.ALBERTGROUPARCHITECTS.COM	
TILDEN TERRACE 1042-1100 WASHINGTON BLVD CHICAGO, IL 60622 DRAWN BY: J.E.	
BUILDING SECTIONS	
PROJECT NO.	10110
DATE	01/11/2011
BY	J.E.
CHECKED BY	SBA
PROJECT NAME	TILDEN TERRACE

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: January 25, 2012		Item Number: PH-1	
AGENDA ITEM: Zoning Code Amendment, ZCA P-2011100: Consideration of Zoning Code Text Amendments Affecting Accessory Residential Structures and Nonconforming Structures.			
Contact Person/Dept.: Thomas Gorham, Planning Manager		Phone Number: (310) 253-5710	
Public Hearing: [X]		Action Item: ☐	
Attachments: [X]			
Public Notification: Publication in Culver City News (January 12, 2012). Emailed to the Master Notification List (January 18, 2012).			
Planning Approval: Thomas Gorham, Planning Manager / Deputy Community Development Director		Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

That the Planning Commission adopt Resolution No. 2012-P001 recommending to the City Council approval of Zoning Code Amendment, ZCA P-2011100 (Attachment No. 1) regarding amendments to the Zoning Code affecting Accessory Residential Structures and Nonconforming Structures.

PROCEDURES:

1. Chair calls on staff for a brief staff report and Commission poses questions to staff as desired.
2. Chair opens the public hearing, providing the general public the opportunity to speak.
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:

On October 12, 2011 and December 14, 2011 Staff presented draft recommendations on amending the Zoning Code related to accessory residential structures and legal nonconforming structures. The intent of the amendments is to strike a balance between owners who wish to make additions to their legal nonconforming structures and accessory residential structures and those who are most immediately impacted by the property improvements due to view and privacy issues. The Commission considered

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the staff recommendations and testimony provided at the meetings and agreed to options provided by staff as outlined below. Adoption of the resolution will formalize the Commission's recommendations on the amendments for final consideration by the City Council.

DISCUSSION:

The sections of the Zoning Code affected by the proposed amendments are **Sections 17.610.020.A.1 – Nonconforming Structures** and **17.400.100 – Residential Uses - Accessory Residential Structures**. The proposed text changes are outlined in strikethrough/underline format in Attachment No. 2.

At the December 14, 2011 meeting, the Commission agreed to the following options recommended by staff:

Amendments to Section 17.610.020.A.1 (Nonconforming Structures)

- Elimination of current allowance to extend nonconforming setbacks for additions.
- Require all new construction to follow current code setback and height standards.

These amendments will still enable owners to maintain their existing nonconforming conditions, but will eliminate expansion of the nonconforming condition by prohibiting nonconforming setbacks to be extend and requiring all new construction to meet the current code setback and height standards.

Amendments to Section 17.400.100 (Residential Uses - Accessory Residential Structures)

- Limiting second story additions to existing residential accessory structures used as garages only provided the second story addition meets the required primary setbacks.
- Allow only ¾ baths in residential accessory structures.
- Prohibit wet bars in accessory structures.
- Restrict accessory structures to a maximum size of 800 square feet

These amendments are intended to reduce the overall size of residential accessory structures and reduce the possibility that they can be used as a

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separate residential unit, while still providing opportunities for modest additions to accessory structures.

ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 and 15168 of the California Environmental Quality Act (CEQA), the Zoning Code Amendment (ZCA P2011100) is within the scope of the Culver City General Plan Update Program EIR approved on September 24, 1996 (PEIR), the circumstances under which the PEIR was prepared has not significantly changed and no new significant information has been found that would impact the PEIR. Therefore no new environmental analysis is required.

ALTERNATIVE OPTIONS:

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

1. Recommend that the City Council approve the proposed amendment if the required findings for a Zoning Code Amendment can be made.
2. Recommend that the City Council approve the proposed amendment with additional or different amendment language if deemed necessary to meet the required findings for a Zoning Code Amendment.
3. Disapprove the amendment request if it does not meet the required findings.

ATTACHMENTS:

1. Resolution No. 2012-P001
2. Exhibit A – Proposed Text Changes in “strikethrough/underline” format

EXHIBIT A
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17.400.100 - Residential Uses - Accessory Residential Structures

This Section provides standards for accessory structures allowed in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

A. General Requirements for Residential Accessory Structures.

1. **Relationship of accessory use to the main use.** Accessory uses and structures shall be incidental to and not alter the residential character of the site.
2. **Allowable heights.** The maximum allowable heights of residential accessory structures are specified in Table 4-4 (Maximum Heights for Residential Accessory Structures), below.

**Table 4-4
Maximum Heights for Residential Accessory Structures**

Applicable Zoning District	Maximum Height
Single-Family Residential (R1), Two-Family Residential (R2) and Three-Family Residential (R3) zoning districts.	<u>2 stories and 26 ft</u>
Low density Multiple-Residential (RLD), Medium Density Multiple-Residential (RMD) and High Density Multiple-Residential (RHD) zoning districts.	<u>2 stories and 30 ft</u>

3. Allowable setbacks.

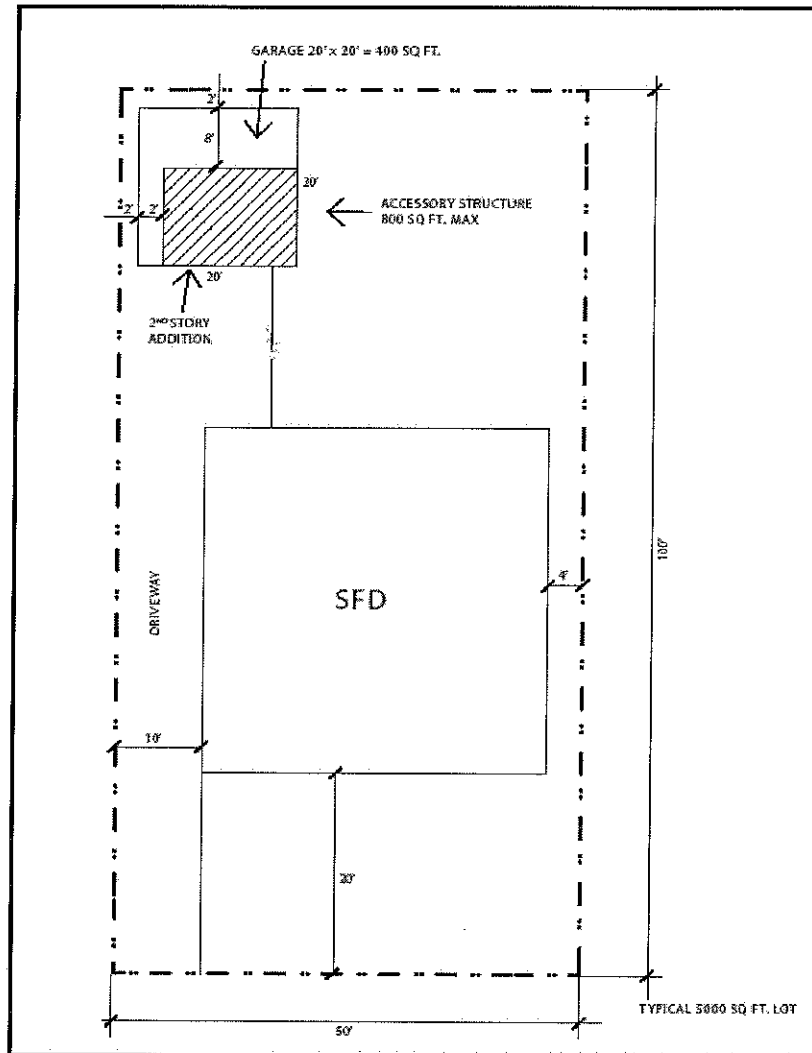
- a. The structure shall have a setback of at least 2 feet from every perimeter property line, except that the setback shall be the same as required for the primary dwelling in the zoning district in which the accessory structure is located whenever the accessory structure:
 - i. Exceeds 12 feet in height; or
 - ii. Is within a setback facing a public street right-of-way.
- b. If the structure is a carport or garage, it shall be set back from a public street right-of-way as necessary to conform with the requirements of Subsection 17.320.035.N. (Special Parking Requirements for Residential Uses).
- c. Exceptions. The following structures are exempt from the accessory structure setback requirements:
 - i. Movable structures not exceeding 12 feet in height including children's play equipment, pet shelters, and similar structures may be placed within a required side or rear setback without limitation on location.
 - ii. Trash enclosures may be placed within a required rear or side setback without limitation on location.

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- d.** Second story additions to existing residential accessory structures which do not meet the setbacks required for the primary dwelling in the zoning district in which the accessory structure is located shall only be permitted to residential accessory structures used as garages provided that the setback of the second story addition shall be the same as required for the primary dwelling in the zoning district in which the accessory structure is located. See Figure 4-10
- 4. Site coverage.** Roofed accessory structures shall not occupy more than 50% of the required rear or side setbacks, provided that the Director may approve additional coverage where a replacement open area equivalent to the additional coverage over 50% is substituted elsewhere on the site, provided that:
- a.** The Director determines that the usability and location of the substitute area is equally satisfactory.
 - b.** The substitute area does not exceed a slope of 10%, and has no dimension less than 15 feet.
- 5. Allowable Floor Area.** The cumulative floor area for all residential accessory structures on a lot shall not exceed 800 square feet, not including carports and other non-habitable residential accessory structures, except garages. See Figure 4-10
- 6. Additional Standards.** The following additional standards shall apply to residential accessory structures:
- a.** No more than one $\frac{3}{4}$ bathroom shall be permitted in any residential accessory structure.
 - b.** Wet bars are prohibited in residential accessory structures.
 - c.** Kitchens are prohibited in residential accessory structures.

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Figure 4-10



17.610.020 - Nonconforming Structures

- A. **Alterations or Additions.** The construction, enlargement, expansion, extension, or reconstruction of a nonconforming structure shall be subject to the following:
1. **Increase in area.** The work shall be allowed if it results in an increase or enlargement of the area, space, or volume of the structure only if the structure is nonconforming with respect to setbacks, height, distance between structures, architectural projections, staircase and landing area encroachments, and the requirements of the Uniform Building Code are met. New additions, replacement structures or alterations shall ~~not increase existing nonconformities (e.g., the construction may comply with the existing nonconforming setbacks but shall not propose any further encroachment in the required setbacks)~~ meet the setback and height requirements of the zoning district in which the nonconforming structure is located.