



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, APRIL 27, 2011
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.

MEETING INFORMATION

Planning Commission meetings are regularly scheduled for the second and fourth Wednesdays of every month. Planning Commission Agenda information is available 72 hours before each Planning Commission meeting via a tape recorded message by calling 310-253-5741.

City Council/Agency/Commission meetings can be viewed live on Channel 35 by Time Warner subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the Planning Commission meetings on line please visit <http://www.culvercity.org/webcast>

ALD

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Culver CITY

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AGENDA
Planning Commission
Wednesday, April 27, 2011
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARING

PH-1. Site Plan Review and Tentative Tract Map to allow the development of a seven (7) unit condominium project located at 4139-4145 Duquesne Avenue.
Case Manager: Joseph Montoya, Associate Planner (310) 253-5736. **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 February 23, 2011 and March 3, 2011

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2011

Date	Day	Time	Location
<i>City Council</i>			
<i>May 9</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>May 2</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>May 4</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>May 10</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>May 3</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>May 25</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

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Planning Commission Agenda Item Report

Meeting Date: April 27, 2011		Item Number: PH-1	
AGENDA ITEM: Site Plan Review and Tentative Tract Map to allow the development of a seven (7) unit condominium project located at 4139 – 4145 Duquesne Avenue.			
Contact Person/Dept.: Joseph Montoya, Associate Planner		Phone Number: (310) 253-5736.	
Public Hearing: [X]		Action Item: []	
Attachments: [X]			
Public Notification: March 30, 2011, public hearing notice was mailed to property owners and occupants within a radius of the site extended beyond 500-feet and e-mailed to the Master Notification List April 15, 2011, pending project notification sign posted on the site announcing the subject project and public meeting.			
Planning Approval: Thomas Gorham, Planning Manager / Deputy Community Development Director		Department Approval: Sol Blumenfeld, Community Development Director	
<u>RECOMMENDATION:</u> That the Planning Commission adopt Resolution No. 2011-P004 [Attachment No. 8] approving Site Plan Review, SPR P-2011036, and recommending approval to the City Council of Tentative Tract Map No. 71511, TTM P-2011037. <u>PROCEDURES:</u> 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. <u>BACKGROUND:</u> The proposed entitlement request is a Site Plan Review (SPR) to allow the construction of seven (7) condominium units with fifteen (15) parking spaces in a subterranean parking area and a Tentative Tract Map (TTM) for the re-subdivision of the site into a condominium project.			

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General Information

Refer to Project Summary [Attachment No. 1].

Existing Conditions

As outlined in the Vicinity Map [Attachment No. 2] and Aerial Photograph [Attachment No. 3], the project site is currently made up of two (2) separate parcels [i.e., 4139 – 4141 Duquesne Avenue to the north and 4145 Duquesne Avenue to the south]. The north parcel [i.e., 4139 – 4141 Duquesne Avenue] was originally developed as a duplex and is now vacant. The south parcel [i.e., 4145 Duquesne Avenue] was originally developed as a single family residence and is also vacant. Both parcels are currently fenced and access is restricted.

When joined together, both parcels measure 100'-0" in width and 125'-0" in depth for a total area of 13,500 square feet [SF] [+/-]. Following the City required dedication along the entire street frontage of the site at a depth of ten feet (10'-0"), the net lot area will be reduced to 12,500 SF (+/-).

Parcels to the north, east and south fronting along Duquesne Avenue are designated with a Medium Density Multiple Family Residential (RMD) zone and developed with a combination of 1 and 2 story single and multiple family [i.e., duplex, apartment and condominium] residences. The abutting rear yard parcels to the west, fronting onto Lincoln Avenue, are zoned Two Family Residential (R2) and also developed with 1 and 2 story single and multiple family residences.

Applicable Development Standards

Based on the zoning and location of the site, this project is required to meet all applicable provisions of the Zoning Code including, but not limited to, the development standards of the RMD Zone, the Residential Uses – Multiple Family Residential Standards and the Gateway Neighborhood Multi-Family Residential Design Guidelines approved by the Planning Commission on March 24, 2010.

Project Description

As outlined in the preliminary development plans [Attachment No. 6] and tentative tract map [Attachment No. 7], the proposed project consists of the construction of seven (7) condominium units in two (2) buildings. Although the RMD development standards permit a total of eight (8) units on the site [i.e., 12,500 SF lot area divided by 1,500 SF per unit = 8.3 = 8 units], the applicant has decided to only pursue the seven (7) units noted above.

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The front building contains three (3) units [i.e., A, B and C] and provides front door access from the Duquesne Avenue sidewalk and private fenced front yards. These units are of a three (3) bedroom design with access to / from the subterranean parking area via a first floor interior stairway as well as access to / from the rooftop deck via an interior second floor stairway. The rooftop deck areas provide privacy walls between units as well as locations for a fire place, bar-b-que and photovoltaic services.

The rear building contains four (4) units [i.e., D, E, F and G] and provides front door access via a pedestrian pathway beginning at the Duquesne Avenue sidewalk and thence along the south side yard and finally across the front [easterly] side of the rear units. Units E and F are of a two (2) bedroom design while Units D and G are of a three (3) bedroom design. Each unit is provided access to / from the subterranean parking area via a first floor interior stairway as well as access to / from the rooftop deck via an interior second floor stairway. The rooftop deck areas also provide privacy walls between units as well as locations for a fire place, bar-b-que and photovoltaic services. These units are also provided with private fenced rear yards.

The subterranean parking area is accessed to / from Duquesne Avenue via a two-way ramp located between Units A and B. This ramp is set back from the proposed property line so as to accommodate the future widening of the street and still maintain a ramp location which insures the protection of pedestrians along the abutting public sidewalk at the top of the ramp.

The subterranean parking area includes a fully enclosed garage for each unit which provides two (2) parking spaces. An interior storage area is located in front of the enclosed parking area so as to provide the minimum 100 cubic feet of storage space required for each unit. One (1) additional open parking space is provided within the subterranean parking area for the required guest parking. Other items within the subterranean parking area include a common pedestrian exterior stairway along the south side yard, sump pumps, common trash enclosure area and five (5) locations for the planting of vines so as to provide landscape relief within the parking area.

Lastly, proposed offsite improvements including, but are not limited to, new driveway, sidewalk, street trees and landscaped parkway.

Gateway Neighborhood Multi-Family Residential Design Guidelines

In addition to meeting all applicable Zoning Code development standards, the project is also required to meet the Gateway Neighborhood Multi-Family Residential Design Guidelines. As outlined in the applicant's February 24, 2011,

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Supplemental Information [Attachment No. 4], the proposed project has addressed the objectives of the guidelines by locating the building behind the established setback areas and providing street facing yards and building entrances. The location of windows, doors, balconies and decks provide the necessary elements of privacy for both the occupants and the abutting residential neighbors. Parking spaces and their respective vehicle maneuvering areas have been provided so as to have the least amount of impact on the design of the structure. The location of the driveway ramp, albeit 40'-0" from the side property line, results in a landscaped front yard area and corresponding street tree locations as the central element of the project as opposed to a paved entry / exit area. Proposed building and pedestrian illumination is to be sited and directed downward so as to not create excessive glare. The varied wall geometry and use of multiple materials, colors and finishes also contributes to a building massing harmonious with the surrounding existing buildings.

Community Meetings

On September 29, 2010, and January 20, 2011, the applicant held pre-noticed community outreach meetings to discuss the proposed project in advance of the official filing of these applications with the Planning Division. Comments regarding height, design, massing, parking and landscaping received at these meetings were incorporated into the preliminary development plans.

DISCUSSION:

1. SITE PLAN REVIEW

Architectural Design

As outlined in the preliminary development plans [Attachment No. 6], the project is designed to conform to all applicable provisions of the Zoning Code [i.e., specifically the RMD Zone and the Residential Uses – Multiple Family Residential Standards] as well as all other applicable City development standards and the referenced design guidelines. By providing two (2) separate buildings, the proposed building mass has been reduced in size and location so as to be in harmony with the existing building massing profile of the neighborhood. The street facing setbacks and all other improvements within the subject area – including the ramp configuration leading to / from the subterranean parking area – have been provided for while accommodating the pending widening of Duquesne Avenue. The two-story height, building massing and architectural style [i.e., materials, colors and finishes] offers a contemporary design compatible with the surrounding

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building massing and mixture of architecture. The design is further made compatible by the provision of fencing and yard areas within the street facing setback as used within the surrounding neighborhood.

Additionally, in regards to the specific architecture standards listed in the Gateway Neighborhood Multi-Family Residential Design Guidelines, the following summary is provided:

A. Neighborhood Typologies

The site is located within Block D [i.e., the area along Duquesne Avenue between Braddock Drive and Ballona Creek] and zoned RMD. The lot pattern is along Duquesne Avenue, a primary street. The lot dimensions and area of the two (2) subject existing parcels [prior to the required dedication and being joined as one lot] are consistent in area with 84% of the block. The average lot coverage is between 21% and 40% while the proposed coverage is 50.4%. The average number of units on the subject block is 3.2 units while the proposed pattern is 7 units [or 3.5 units per lot prior to being joined]. The average setback on the block is 24'-0", yet the project shall begin with a setback of between 22'-6" and 23'-6" and – after the required street widening dedication – the setback shall be between 12'-6" and 13'-6". The average building height of the block is 20'-0" in a 2 story configuration and the proposed project measures 24'-11" in a 2 story configuration.

B) Objectives

The proposed project:

- 1) Reflects the neighborhood prevailing site and massing.
- 2) Includes details, materials and illumination of structural integrity and visual design resulting in a quality architectural design.
- 3) Provides a building massing in scale with the neighborhood.
- 4) Includes building and architectural design which protects the privacy, sunlight and ventilation of abutting properties.
- 5) Preserves and upgrades the existing landscaped parkway and street trees so as to enhance the existing street frontage.
- 6) Includes a landscape plan with tree placement and yard areas which complement the building and site improvements.
- 7) Includes a minimum width driveway not centered onto the street frontage and provides below grade vehicle maneuvering and parking areas so as to reduce visual and acoustical impacts.
- 8) Includes illumination at locations for functionality and security of such design so as to harmonize with the neighborhood.

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C) Guidelines

1) Site Design:

The building setbacks after dedication result in a building harmonious with the neighborhood profile. The front units will have a street facing orientation to insure a pedestrian scale and not impact other structures. The proposed lot coverage, parking design, and landscaping protects the abutting properties. The provision of onsite open space and landscaped areas for each unit and the type and location of planting material creates the desired landscape theme which will be complimented by the proposed illumination.

2) Building Design and Architecture:

The front yards and door entrances create a connection with the existing pedestrian activity along the abutting public street. The proposed building height is consistent with the 2 story structures abutting the site and within the block. The façade modulations and building materials, colors and finishes create a new building harmonious with the neighborhood.

Landscaping

As required by the Zoning Code, all front, side and rear yards not devoted to paved driveways, walkways or patios as well as a portion of the subterranean parking area shall be landscaped. The proposed landscaping is designed to complement the buildings and enhance the aesthetic appearance of the development. A preliminary landscape plan is included in the preliminary development plans made part of this report. Said plan includes the planting of trees within yard areas which at maturity shall reach a height ranging between 12 to 15 feet. Complete landscape and irrigation plans shall be submitted to the Planning Division for review and approval prior to installation and final inspection.

Additionally, in regards to the specific landscape standards listed in the Gateway Neighborhood Multi-Family Residential Design Guidelines, the following summary is provided:

- A) The landscape plan shall include a variation of plant materials with color, contract and shade taking into account the site plan, building architecture and physical configuration of the area to be landscaped.
- B) As noted on the preliminary landscape plan, all areas not required to be paved for vehicles or pedestrians are noted to be landscaped including portions within the subterranean parking area.

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- C) The materials for the perimeter fencing and wall are consistent with the building's architectural design.
- D) The applicant is required to preserve the existing street trees as may be approved by the City Engineer.

Traffic, Circulation and Parking

The existing 60 to 80 foot wide Duquesne Avenue public right-of-way has been deemed by the Engineering Division to sufficiently serve the subject parcel, especially once the existing abutting public improvements [i.e., gutter, curb, parkway, street trees and sidewalk] are modified as required by the Public Works Department via the recommended conditions of approval. The proposed driveway location, ramp and vehicle maneuvering aisleway intended to provide the required vehicle access to / from the units have been deemed by the City to be in accordance with all applicable CCMC standards so as to provide adequate access for private vehicle and trash pick-up services as more specifically outlined in the recommended conditions of approval. Each of the seven (7) units is provided with an enclosed two (2) car garage and share in the use of the one (1) onsite guest parking space. The curbside public parking along the Duquesne Avenue frontage also remains in place. Furthermore, the development shall not create any significant traffic impacts. Therefore, the project was deemed by the Engineering Division to not require a traffic study. Based on the above, the proposed project is in conformance with all applicable City requirements as to parking and traffic.

Neighborhood Compatibility

The proposed development is located along the 4100 block of Duquesne Avenue which is a residential street developed with single and multiple family residences. In regards to density, the RMD zoning of the site permits the seven (7) proposed units. Therefore, the proposed massing and bulk of this project is deemed to be compatible with the adjoining neighborhood.

Overall, the design of the proposed project is deemed to be compatible with other residential structures in the neighborhood and the building height and massing is consistent with the standards of the RMD Zone. A colored rendering and materials board shall be available at the meeting.

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2. TENTATIVE TRACT MAP

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

SUMMARY:

The planning process by which the subject preliminary development plans have been reviewed has resulted in a project which meets the requirements of both the Zoning Code and the Gateway Neighborhood Multi-Family residential Design Guidelines and the project addresses the community concerns voiced at the community meetings. The addition of four (4) net new residential units also adds to the housing inventory of the City and is credited towards the Regional Housing Needs Assessment (RHNA) allocation assigned to the Culver City.

Comments Received During Public Comment Period

As of the writing of this report, staff has received one written public comment on this proposed project [Attachment No. 5].

Legal Standard for Decision / Project Findings

CCMC Title 17, Zoning, Section 17.540.020, requires certain findings shall be made before an application for a Site Plan Review can be approved. Additionally, CCMC Title 15, Section 15.10.630, lists the finding required to be made by the Planning Commission before a Tentative Tract Map application can be recommended for approval to the City Council. Based on the proposed preliminary development plans, tentative tract map and recommended conditions of approval, staff is of the opinion the project is compatible with the surrounding neighborhood, the development is consistent with the Culver City General Plan and adequate public utilities are provided. Additionally, the Tentative Tract Map meets all requirements of the CCMC and the State Subdivision Map Act. Staff is of the opinion that the findings for Site Plan Review, SPR P-2011036, and Tentative Tract Map No. 71511, TTM P-2011037, can be made subject to the conditions outlined in Exhibit A of Draft Resolution No. 2011-P004 and recommends approval of both applications.

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ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project by staff determined the project is Categorically Exempt from further environmental review based on Section 15315 / Class 15 [Minor Land Divisions] and Section 15332 / Class 32 [Infill Development]. Therefore, no further CEQA analysis is required.

ALTERNATIVE OPTIONS:

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

1. Approve the applications with the recommended conditions of approval if the applications are deemed to meet the required findings.
2. Approve the applications 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 applications if they do not meet the required findings.

ATTACHMENTS:

1. Project Summary [3 Pages].
2. Vicinity Map [1 Page].
3. Aerial Photograph [1 Page].
4. Applicants February 24, 2011, Supplemental Information [8 Pages].
5. Public Comments [1 Page].
6. Preliminary Development Plans [21 Sheets].
7. Tentative Tract Map No. 71511 [1 Sheet].
8. Draft Resolution No. 2011-P004 [6 Pages] plus Exhibit A [17 Pages].
9. Materials Board [To be on display at the meeting].

Attachment No. 1

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:			
Approval of Site Plan Review, SPR P-2011036, and Tentative Tract Map No. 71511, TTM P-2011037, for the construction of seven (7) new residential condominium units.			
PROJECT ADDRESS/LOCATION:	APPLICANT INFORMATION:		
4139 – 4145 Duquesne Avenue Culver City, California 90232 The site is located on the west side of the street between Braddock Drive and Farragut Drive. The Los Angeles County Assessors list the site as follows: A. 4139 – 4141 Duquesne Avenue is listed in Book 4207, Page 017 and Parcel 008; and B. 4145 Duquesne Avenue is listed in Book 4207, Page 017 and Parcel 009. The site is listed on City Atlas Sheet No. 15.	<u>Property Owner:</u> On Duquesne, LLC 10600 Santa Monica Boulevard Los Angeles, California 90025 Office: (310) 259-8288 Fax: (310) 842-8486 E-Mail: dana@thesaylesgroup.com <u>Architect:</u> Richard Solares 1657 Alvira Street 2nd Floor Los Angeles, California 90035 Office: (323) 954-9996 Fax: (323) 954-9997 E-Mail: rsolares@pslarchitects.com		
PERMIT/APPLICATION TYPE:			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ☐ Administrative Use Permit. ☐ Conditional Use Permit. ☐ Administrative Site Plan Review. ☒ Site Plan Review. ☐ Administrative Variance. ☐ Variance. ☐ Master Sign Program. ☐ Certificate of Appropriateness. ☐ Certificate of Exemption. ☐ DOBI. </td> <td style="width: 50%; vertical-align: top;"> ☐ Tentative Parcel Map. ☒ Tentative Tract Map. ☐ Lot Line Adjustment. ☐ Zoning Code Amendment – Text. ☐ Zoning Code Amendment – Map. ☐ General Plan Amendment – Text. ☐ General Plan Amendment – Map. ☐ Planned Unit Development. ☐ Specific Plan. ☐ Other: Height Exception. </td> </tr> </table>		☐ Administrative Use Permit. ☐ Conditional Use Permit. ☐ Administrative Site Plan Review. ☒ Site Plan Review. ☐ Administrative Variance. ☐ Variance. ☐ Master Sign Program. ☐ Certificate of Appropriateness. ☐ Certificate of Exemption. ☐ DOBI.	☐ Tentative Parcel Map. ☒ Tentative Tract Map. ☐ Lot Line Adjustment. ☐ Zoning Code Amendment – Text. ☐ Zoning Code Amendment – Map. ☐ General Plan Amendment – Text. ☐ General Plan Amendment – Map. ☐ Planned Unit Development. ☐ Specific Plan. ☐ Other: Height Exception.
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APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative			
☐ Administrative. ☒ Planning Commission [SPR]. ☒ City Council [TTM].	☐ Redevelopment Agency. ☐ Other: Cultural Affairs Commission.		
ENVIRONMENTAL DETERMINATION AND NOTICING:			
CEQA Determination: 03/30/2011	☒ Categorical Exemption, CE P-2011038 [Section 15315, Class 15, Minor Land Divisions and Section 15332, Class 32, Infill Development]. ☐ Negative Declaration. ☐ Mitigated Negative Declaration. ☐ Environmental Impact Report.		
CEQA Noticing: Pending	☒ Notice of Exemption (within 5 days of decision). ☐ Notice of Intent to Adopt (21 days prior to decision). ☐ Notice of Determination (within 5 days of decision). ☐ Fish & Game Certificate of Fee Exemption (within 5 days of decision). ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness		

PUBLIC NOTIFICATION:		
Mailing: 03/30/2011	☒ Property Owners. ☒ Occupants. ☒ Adjacent Property Owners & Occupants.	☐ Within 500' foot radius. ☒ Within 500' foot plus extended radius. ☒ Other: Always list.
Posting: 04/05/2011	☒ Onsite [1 Location]. ☐ Offsite.	☐ Other: NA.
Publication: NA	☐ Culver City News.	☐ Other: NA.
Courtesy Mailing: 03/30/2011	☒ City Council. ☒ Planning Commission. ☒ Master Mail List and E-Mail List. ☐ Culver City Website. ☐ Cable Crawler.	☐ Press Release. ☒ HOA / Neighborhood Groups [Culver City Homeowners Association, Gateway Neighborhood Association, and the Downtown Neighborhood Association]. ☒ Culver City Organizations [Chamber of Commerce, Culver City Unified School District and other individuals]. ☒ Others [

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

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

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

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

Project Description

The project consists of the following actions:

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

Adjacent Zoning and Land Uses

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

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

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

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

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

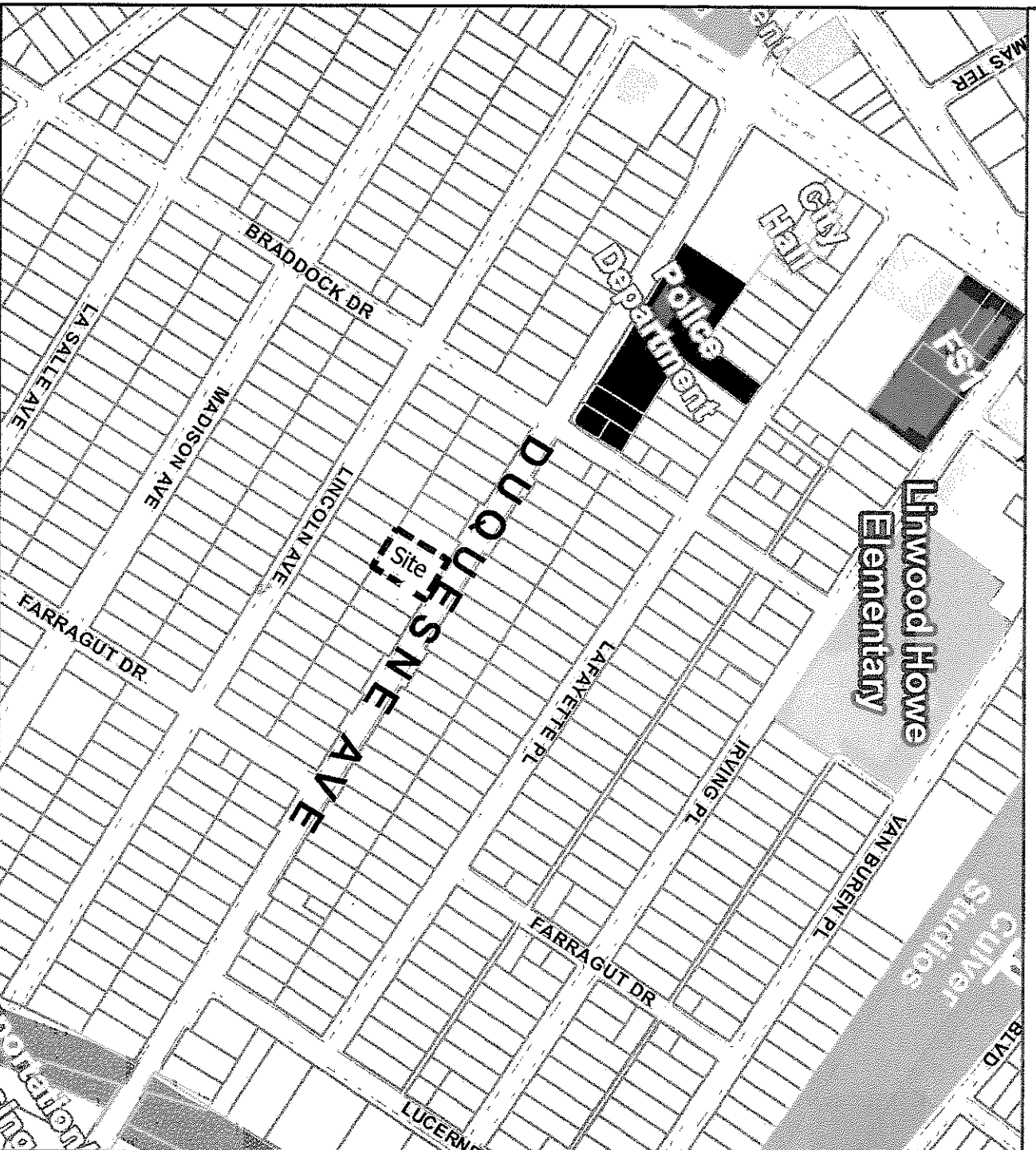
<u>Parking Spaces:</u>			
Standard [Tenants]:		14	14 Minimum
<u>Standard [Guests]:</u>	+	<u>1</u>	<u>+ 1 Minimum</u>
Total:		15	15 Minimum
Bicycle Racks:		NA	NA

Public Utilities

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

JM/abn

Attachment No. 2: Vicinity Map



Culver
CITY

Source: Planning Division
Map Created: 03/30/2011
Meeting Date: 04/27/2011

Project Addresses:
4139 – 4145 Duquesne Avenue

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



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS
9770 CULVER BLVD
CULVER CITY, CA 90232
TEL: 310-253-5976

Scale: 1:3,919



0 163.28 326.6 Feet

Attachment No. 3: Aerial Photograph



Source: Planning Division
Map Created: 03/30/2011
Meeting Date: 04/27/2011

Project Addresses:
4139 - 4145 Duquesne Avenue

Site Plan Review (SPR)
P-2011036;
Tentative Tract Map (TTM) #71511
P-2011037; and
Categorical Exemption (CE)
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Scale: 1:3,919

0 163.28 326.6 Feet

**PROJECT PERMIT APPLICATION
SITE PLAN REVIEW / TENTATIVE TRACT MAP NO. 71511
SUPPLEMENTAL INFORMATION**

➤ **PROJECT LOCATION AND SIZE – STREET ADDRESS(es) OF PROJECT:**

- Site Addresses: 4139-4145 Duquesne Avenue, Culver City, CA 90232
- APN's: 4207-017-008, 009
- Lot area: Approximately 13,506 gross square feet / 0.31 acres
(12,506 net square feet / 0.29 acres after dedication)

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➤ **ACTION(s) REQUESTED:**

The following actions are requested:

- Site Plan Review
 - Pursuant to Culver City Municipal Code, Chapter 17.540, for a residential development resulting in 3 or more dwelling units.
- Tentative Tract Map
 - Pursuant to Culver City Municipal Code, Chapter 15.10.200, approval of Tentative Tract Map No. 71511.

PROJECT DESCRIPTION

The proposed project is a development by On Duquesne LLC, a locally based housing developer (the "Applicant"). The subject property consists of two regularly shaped legal lots located at 4139 and 4145 Duquesne Avenue in the City of Culver City, California (APN Nos. 4207-017-008 and 009). The two properties total approximately 13,506 gross square feet ("the Property").

THE PROPERTY – LAND USE:

The Property is a regularly shaped parcel located on the western side of Duquesne Avenue, between Braddock and Farragut Avenues. The project site is 1½ blocks south of Culver Boulevard and bustling downtown Culver City. The site is approximately 13,506 square feet, or 0.31 acres.

The site is currently improved with one (1) vacant, dilapidated duplex and one (1) dilapidated single-family residence totaling 2,218 square feet. These structures were originally built in the 1920's, and will be demolished as part of the project activities. The following details the existing site conditions:

Parcel Address	Lot Size (square feet)	Building square feet	Current Use	Existing Units
4139 Duquesne Avenue	6,753	1,148	Multi-family Residential	2
4145 Duquesne Avenue	6,753	1,070	Single Family Residential	1
TOTAL	13,506 sq. ft.	2,218 sq. ft.		3

The Property is uniquely sited on the western side of Duquesne Avenue between Braddock and Farragut Avenues. Properties to the north and south along Duquesne Avenue improved with one- and two-story multi-family residential buildings. Properties across Duquesne are also improved with two-story multi-family residential buildings. Properties to the rear on Lincoln Avenue are multi-family, and improved with one- and two-story single and multi-family residential dwellings.

The Property is zoned RMD – Residential Medium Density, and is designated by the Culver City General Plan for Medium Density Multiple Family uses. The Property is within the Gateway Neighborhood, and therefore is subject to the Gateway Neighborhood Multi-Family Residential Design Guidelines.

There is a 10-foot highway dedication required along the Duquesne Avenue frontage. Thus, the net buildable land area for this project is 12,506 square feet (0.29 acres).

PROPOSED PROJECT DESCRIPTION:

The proposed Project is for the development and new construction of two (2) townhome buildings totaling seven (7) condominiums. There is a three-unit building facing Duquesne Avenue, and a four-unit building at the rear of the property. The townhome units range from 1,570 to 1,940 square feet. There are five (5), three-bedroom units ranging from 1,750 to 1,940 square feet, and two (2), two-bedroom units at 1,570 square feet, totaling approximately 12,327 square feet of new construction.

There is one (1) on-site guest parking space.

The unit plans are two-story units, with an additional semi-subterranean garage, requiring minimal excavation and shoring. Each unit includes a private, two-car attached garage, ample storage and a private yard. Each unit also includes a spacious roof terrace.

Each unit has been designed with careful attention to maximize private open space areas, and to provide direct connection from the indoor living area to these private outdoor yards. Each unit features superior amenities, including minimum 10-foot ceilings in the living areas, hardwood floors, aluminum windows (Milgard or similar), high-end kitchen cabinets, quartz or stone countertops, professional stainless appliances, large private decks and outdoor fireplaces.

The Project will be built in one phase, with construction estimated at 14 months to completion.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

Pursuant to Culver City Municipal Code, Chapter 17.540, for a residential development resulting in 3 or more dwelling units.

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

The Property is zoned RMD – Residential Medium Density, and is designated by the Culver City General Plan for Medium Density Multiple Family uses. The Project as currently designed is compliant with the RMD Zone, including land area, setbacks, height, parking, open space, and landscaping requirements of the zone.

A brief zoning analysis is included as Figure 1, as well as the Project's compliance with the City's Parking and Open Space requirements:

FIGURE 1
ZONING ANALYSIS

	REQUIRED RMD Zone	PROVIDED (NET, after 10' dedication on Duquesne Avenue)
Minimum Lot Area	5,000 sf	12,506 net sf
Lot Width	50 feet	100 feet (2 lots)
Lot Depth	100 feet	125 feet
Maximum Density	1 DU/1,500 sf of net lot area	7 units; (8.33 units permitted)
Setbacks		
- Front	- 10' or ½ building height	- 12'6", plus 10' dedication
- Side	- 5 ft	- 5 ft
- Rear	- 10 ft	- 10 ft minimum
Building Height	2 stories and 30 feet	2 stories and 25 feet
Open Space	100 sf per unit	Min:
Parking	2, covered off-street per unit	2 per unit
Guest Parking	1 space per 4 units (1 space required)	1 space

Additionally, the project is within the Gateway Neighborhood, and therefore is subject to the Gateway Neighborhood Multi-Family Residential Design Guidelines (the "Guidelines"). The Project is located in Block D of the Guidelines. Figure 2 below outlines the main features of Block D:

FIGURE 2
GATEWAY NEIGHBORHOOD MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES
COMPLIANCE MATRIX

	Average	Prevailing (Most Frequent)	Proposed Project
Lot Size		6,750	6,250
Lot Coverage	46%	41-60%	50
Use Pattern (# Units)	3.2 units	2 units	3.5 units
Building Setbacks (including 10' dedication)	24 feet	20 feet	22'6"
Building Height	20 feet	2 stories	25 feet and 2 stories

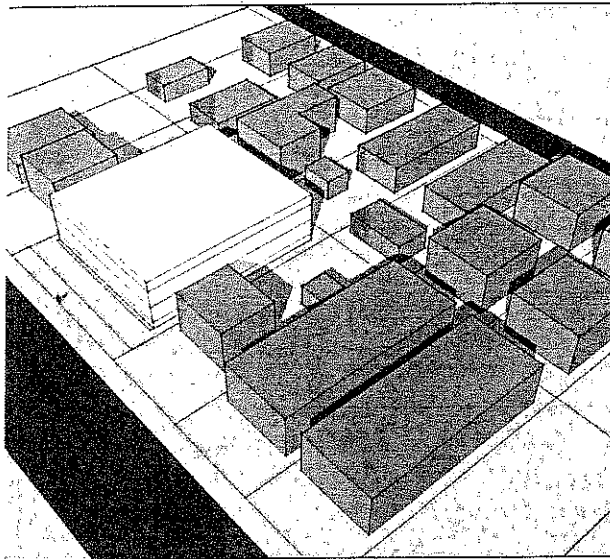
The Applicant has taken great care to design a project consistent with the Gateway Neighborhood Multi-Family Residential Design Guidelines. The purpose of these Guidelines is to promote compatibility between existing and new development, by preserving the unique scale and character of the neighborhood, and promoting high-quality design for new projects.

The proposed Project provides setback and massing forms consistent with the existing pattern of development in the neighborhood. The buildings are oriented toward the street, providing maximum access to sunlight and ventilation of adjacent properties. The Project is creatively designed with a semi-subterranean garage-court within the interior of the property, with hardly any visibility of the parking areas from Duquesne Avenue or adjacent properties. This unique building orientation effectively eliminates the "cavern" effect seen in other newer projects around the neighborhood, providing a building form and massing much more characteristic of the existing pattern of development.

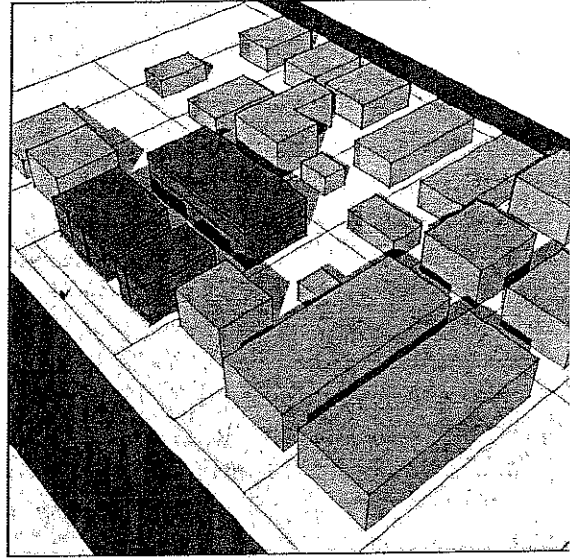
The project has a driveway offset from the center of the property providing access to the semi-subterranean garage court. The Guidelines emphasize location of driveways along the side of the project lot, to the extent feasible. However, by locating the driveway in the proposed location, the Applicant is able to achieve a massing pattern along Duquesne Avenue characteristic of the existing pattern of development in the neighborhood, rather than having 90 feet of consistent building frontage along Duquesne Avenue. The result is a project that provides a single-family detached residence and a duplex structure along the Duquesne Avenue frontage of the project, and a product that is prevalent throughout the neighborhood. Figure 3, Proposed Building Massing, shows the massing of the proposed project in context with the existing neighborhood, illustrating compatibility of the project.

Overall, the general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of the Zoning Code, with all other applicable development standards and design guidelines.

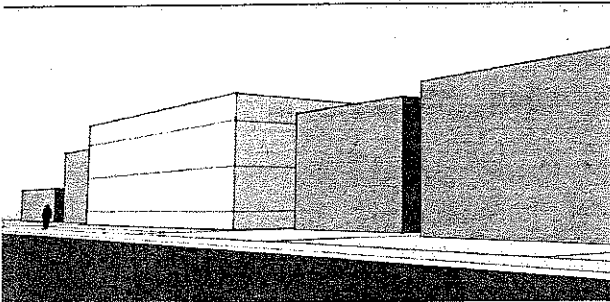
FIGURE 3
PROPOSED BUILDING MASSING



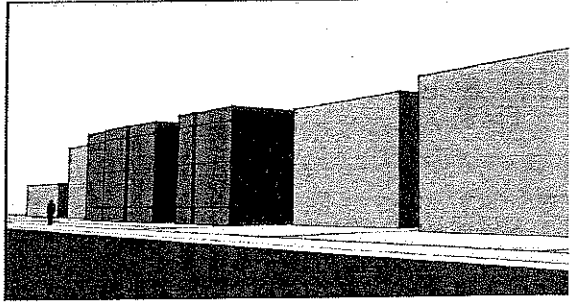
ALLOWED PROJECT: SCENE 1



PROPOSED 7-UNIT PROJECT: SCE



ALLOWED PROJECT: SCENE 2



PROPOSED 7-UNIT PROJECT: SCE

- B. The architectural design of the structure(s), and their materials and colors, are compatible with the scale and character of surrounding development and other improvements on the site, and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.***

The architectural design of the Project, including materials and colors, are compatible with the scale and character of surrounding development. The Project is designed as a contemporary building reflective of the progressive architectural and artistic expression seen throughout Culver City's transforming cityscape. The scale, choice of materials and colors relate to a residential design palette encouraged by Culver City and implemented throughout the City.

The architectural style of the building, with its stucco colors and finishes, varied roof forms, significant building articulation, and creative building materials complements existing development near the project site. Additionally, the architectural detailing carefully reflects the intentions of the Gateway Neighborhood Multi-family Residential Design Guidelines by providing well-articulated four-side architecture.

The Applicant recognizes that sustainable development and green buildings have an inherent physical and ecological benefit to its occupants and visitors. The project will comply with the requirements of the new CalGreen Building code, serving as a model of sustainable design and smart growth development in this residential community. The building roof will be outfitted with solar panel opportunities to offset energy consumption costs in common areas and reduce operating costs. The windows and doors in each residential unit will be strategically situated and designed to maximize day lighting as well as natural ventilation for a comfortable and healthy quality of life for the residents. Careful consideration will be given to the design of unit interiors to create privacy for residents, storage, and usable and functional spaces, including in the kitchen and bathrooms. Each unit will maintain a higher level of indoor air quality by incorporating kitchen hoods vented to the outside, low VOC paints, incorporation of recycled materials where feasible, exclusion of formaldehyde sealants and adhesives, and the use of ceiling fans for thermal comfort.

- 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 Project provides a carefully planned hierarchical landscape setback around the entire perimeter of the property, allowing significant at-grade planting as well as height and varied textures through the landscape form. A continuous fence or block wall surrounds the project, with either climbing vines or tall bamboo providing natural color, screening, privacy and sound attenuation for the project.

Each unit has a generous private yard that will be screened along the perimeter, but left relatively unplanned to give each homeowner discretion about the use of their own private open space. Units facing along Duquesne will be lined at the perimeter with a continuous band of a flowering perennial between the public sidewalk and the private yard spaces. Each yard will have a lush interior hedge, anchored by two signature trees at each corner of the yard, thereby providing additional privacy, shade, and sound attenuation for the residences. All common area landscape will be irrigated through a common irrigation system maintained by the homeowner's association.

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

The Project is designed in compliance with all required Zoning Code provisions for building orientation, lot coverage, massing, parking, open space, landscape and other required improvements for a mixed-use project. The building fronts along Duquesne Avenue, with the bulk of the project oriented toward the street and internally rather than toward adjacent neighboring properties. It is important to the Applicant that the privacy and views of adjacent neighbors be maintained to the maximum extent possible after completion of the project. All trash, loading, and other back-of-house uses occur within the semi-subterranean garage level of the project out of sight from residents of the community, or from neighboring properties. All rooftop equipment will be carefully screened from view of adjacent properties to ensure development compatible with existing properties.

The Project provides primary vehicular access for residents via private garages within the semi-subterranean level of each unit. Additionally, the Project provides one (1) off-street guest parking space located within the garage level of the project. Pedestrian access for visitors is either provided via direct walks off of the sidewalk for units fronting along Duquesne Avenue, or via a common walkway to the south of the property directly to the main living level of the rear units.

- 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 proposed project will not have any significant impact on the City's existing and planned infrastructure capacities. Through the City's PPR process, the City of Culver City has indicated that there is enough existing infrastructure capacity in the City's system, both locally and citywide to accommodate the project as proposed. No problems are anticipated regarding the capacity of the existing public storm drain. The project is located on a previously developed site and is not expected to noticeably increase the quantity and rate of storm run-off draining to the public storm drain system. The project will include measures complying with Culver City's Stormwater Pollution Prevention Program, and runoff treatment measures compliant with SUSUMP requirements. Overall, runoff and discharge from the proposed project will be better than existing conditions onsite.

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

Approval of this Site Plan Review application will allow the provision of new high-quality, state of the art designed affordable housing in Culver City. This project will be a signature architectural project within the Duquesne Avenue corridor, and an enormous benefit to the City of Culver City as it works to provide a sustainable balance of high-class housing in existing neighborhoods.

The project is consistent with the following Goals, Objectives and Policies of the General Plan:

LAND USE ELEMENT

- Policy 1.E Support a balanced respect for the character of existing residences with new and potentially unique design in new or remodeled structures.
- Policy 2.B Continue to allow and encourage multiple family housing opportunities in areas designated for such development.
- OBJECTIVE 12. Urban Design. Ensure that new construction and renovation of existing residential and nonresidential buildings and streetscapes are accomplished with the highest quality of architectural and site design.

HOUSING PLAN

- Goal 1 A city with residential neighborhoods that offer residents the qualities of a peaceful, small-town environment.
- Goal 2 A city with a variety of housing opportunities that complement and enhance the city's goals for continued economic vitality and prosperity.
- Policy 1.A Maintain a housing stock free of health or safety hazards.
- Policy 1.B Maintain quality neighborhood living environments throughout the entire city.
- Policy 4.A Promote efforts aimed at the development of housing available to all income and age levels.
- Policy 4.B Promote housing opportunities for families of all income levels to help maintain the family-oriented character of the city in the future.

4.16.11

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

Planning Staff and Commissioners;

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

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

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

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

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

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

Sincerely,


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

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Planning Division

Attachment No. 8

RESOLUTION NO. P-2011004

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

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

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

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

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

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

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

11 WHEREAS, following conclusion of the public discussion and thorough deliberation of
12 the subject matter, the Planning Commission determined by a vote of ____ to ____ that the
13 project would not result in any environmental impacts, that a Categorical Exemption finding
14 was appropriate and that Site Plan Review, SPR P-2011036, and Tentative Tract Map No.
15 71511, TTM P-2011037, should be conditionally approved as set forth herein below.

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

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

20 **Site Plan Review, SPR P-2011036:**

21 As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site
22 Plan Review are hereby made:
23
24
25
26
27
28
29

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

The general layout and design of the site improvements such as the massing of the building, the layout of the parking area, and the landscaping are compatible with the RMD zoning district and consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines and existing developments in the neighborhood. The preliminary development plans meet the standards for a condominium development in the RMD Zone, including building setbacks and height, unit size, private open space and the number and dimensions of parking spaces.

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

The proposed two story condominium project height, massing and architectural design, materials, finishes and colors are consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines, surrounding residential structures and the RMD standards of the Zoning Code. Overall, the design of the project is compatible with residential dwellings in the neighborhood which consist of a variety of architectural styles and which are primarily multiple family residential buildings.

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

The proposed site and landscape plans show landscaped along the street facing yard area, the perimeter side yards, the rear yards and within the subterranean parking garage. The proposed landscaping includes ground cover, flowering plants, shrubs and trees and is designed to complement and enhance all of the buildings onsite. A landscaped parkway and street trees are also included in the landscape plan. The landscaping is also consistent with the Gateway Neighborhood Multi-Family residential Design Guidelines and

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

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

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

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

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

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

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

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

1. **The proposed map is consistent with the General Plan.**

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

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

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

3. **The site is physically suitable for the type of development.**

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

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

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

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

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

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

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

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

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

17 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
18 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
19 P-2011036, and recommends to the City Council for approval Tentative Tract Map No.
20 71511, TTM P-2011037, subject to the conditions of approval set forth in Exhibit A attached
21 hereto and incorporated herein by this reference.

22 APPROVED and ADOPTED this 27th day of April 2011.

23 _____
24 LINDA SMITH FROST, CHAIRPERSON
25 PLANNING COMMISSION
26 CITY OF CULVER CITY, CALIFORNIA

27 Attested by:

28 _____
29 Yvonne Hunt
Administrative Secretary

JM/abn

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on Site Plan Review, SPR P-2011036, and Tentative Tract Map No. 71511, TTM P-2011037 (the "Project"), for the property located at 4139 – 4145 Duquesne Avenue (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
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.	Decorative pavement shall be provided along the driveway length between the existing property line and a point parallel to the face of the building and provided with an expansion joint aligned with the future property line.	Planning	Special	
11.	Any onsite tree(s) planted within the street facing setback area shall be located behind the future property line.	Planning	Special	
12.	All walls and fencing within the front yard setback area shall be provided with a vertical control joint and/or break-away connection aligned with the future property line.	Planning	Special	
13.	If and when the Duquesne Avenue street widening project is implemented, it shall be the responsibility of the property owner(s) to either remove or adjust all walls, fences, irrigation, planting, driveway and all other private improvements to a point co-terminus with the future property line and the corner wings walls on either side of the driveway shall also be reconstructed in a similar architectural style.	Planning	Special	
14.	The surface of the driveway ramp and the subterranean garage shall be provided with an anti-squeal finish as approved by the Planning Manager.	Planning	Special	
15.	The location of the mailboxes shall be subject to the approval of the United States Postal Service (USPS) prior to installation.	Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
16.	The base of the exterior metal stairs leading to / from the subterranean garage shall be provided with a stucco finish to match the project.	Planning	Special	
17.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
18.	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	
19.	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	
20.	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	
21.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
22.	Trash enclosure shall be provided and shall have minimum inside dimensions as approved by the Environmental Programs and Operations (EPO) Manager, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the EPO Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Special	
23.	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	
24.	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	
25.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
26.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
27.	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	
28.	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	
PRIOR TO BUILDING PERMIT ISSUANCE				
29.	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	
30.	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	
31.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
32.	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	
33.	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	
34.	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				
35.	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				
36.	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	
37.	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	
38.	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	
39.	The applicant shall provide a geotechnical report from a State of California licensed geotechnical engineer reporting on the suitability of the onsite soils to support the proposed construction and shall include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code (CBC) requirements.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
40.	The proposed driveway ramp shall be designed to be compatible with the future widening of Duquesne Avenue as determined by the City Engineer.	Public Works	Special	
41.	The existing Duquesne Avenue parkway shall be landscaped and irrigated to the satisfaction of the City's landscape architect and arborist. The irrigation shall be connected to the private on site irrigation system. The applicant shall employ an arborist to study the existing street trees and submit a report verifying these trees are healthy enough to remain. The property owner shall be responsible for the future maintenance of the parkway landscaping, including the street trees.	Public Works	Special	
42.	A registered civil engineer shall provide calculations determining the appropriate size and capacities of the proposed sump pump for the subterranean garage. A secondary emergency pump system shall also be provided.	Public Works	Special	
43.	The project's sewer system shall connect to the existing sewer main in Duquesne Avenue.	Public Works	Special	
44.	All existing driveway approaches located along the project's frontage with Duquesne Avenue shall be removed and reconstructed with a new driveway approach, curb and gutter, sidewalk, and/or parkway landscaping.	Public Works	Special	
45.	On site drainage shall be designed to not flow into the proposed trash enclosure area.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
46.	The applicant shall determine the accurate location of the existing sewer main at the rear of the project and determine the impacts, if any, that the proposed building and/or perimeter wall may have on the structural integrity of the pipe. The applicant's geotechnical engineer shall submit calculations and recommendations for the adequate protection of the sewer main to the satisfaction of the City Engineer.	Public Works	Special	
47.	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	
48.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
49.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
50.	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	
51.	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	
52.	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				
53.	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	
54.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
55.	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				
56.	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				
57.	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	
58.	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	
59.	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	
60.	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				
61.	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 March 9, 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	
62.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
63.	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				
64.	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	
65.	The applicant shall dedicate to the City a five (5) foot wide sewer easement along the rear of the property.	Public Works	Special	
66.	The applicant shall offer to dedicate to the City an irrevocable offer of dedication of ten (10) feet for street purposes along the project's frontage with Duquesne Avenue. This 10 foot strip shall remain as private property until such time as Duquesne Avenue is widened and the City accepts the easement. There shall be no building within this strip and it shall be maintained as a landscape area by the property owner.	Public Works	Special	
67.	The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California and submitted to the Los Angeles County Department of Public Works for review and approval.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
68.	The final tract map shall be submitted to the Los Angeles County Department of Public Works for review and approval. A duplicate copy of the first plan check submittal shall be submitted to the City.	Public Works	Special	
69.	Dedicate, on the final map, a five foot wide easement to the City for sewer line purposes along the rear of the property.	Public Works	Special	
70.	Dedicate, on the final map, an irrevocable offer of dedication of ten (10) feet for street purposes along the project's frontage with Duquesne Avenue.	Public Works	Special	
71.	The project boundary shall be tied to at least one (1) City global positioning satellite (GPS) monument.	Public Works	Special	
72.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set on the centerline of Duquesne Avenue to indicate the intersection of the prolongation of the project's northerly property line with this street. Each monument shall be tied to at least three (3) points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works	Special	
73.	The final map shall be recorded.	Public Works	Special	
74.	A duplicate mylar copy of the recorded map shall be submitted to the Engineering Division.	Public Works	Special	
ON-GOING				
75.	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 April 27, 2011, except as modified by these Conditions of Approval.	Planning	Standard	

ON-GOING				
76.	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	
77.	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	
78.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
79.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	