

MEETING DATE: 11/03/08

AGENDA ITEM: Consideration of Approval of Proposed Development at 11167 Washington Place as Consistent With the Redevelopment Plan.

ATTACHMENTS

	<u>Pages</u>
1. Planning Commission Staff Report dated September 24, 2008.	1-46
2. Draft Minutes from Planning Commission Meeting of Sept 24, 2008	47-51
3. Draft Resolution No. 2008-P011	52-64

Attachment 1

City of Culver City, California Planning Commission Agenda Item Report

Meeting Date: September 24, 2008

Item Number: PH-1

AGENDA ITEM: Conditional Use Permit, CUP P2008068, and Negative Declaration ND P2008069 for the construction of a new vehicle repair shop with 1,196 square feet of repair area with two service bays and 191 square feet of office located at 11167 Washington Place.

Contact Person/Dept.: Nancy Tahvili

Phone Number: (310) 253-5751

Public Hearing: [X]

Action Item: []

Attachments: [X]

Public Notification: On September 3, 2008, notices were mailed to all the property owners and occupants within a 500-foot radius of the site, extended to the end of City block and the notice was emailed to the Master Notification List.

Planning Review:

Thomas Gorham, Planning Manager 09/15/08

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 3);
2. Approve Conditional Use Permit, CUP P-2008068, subject to the Conditions of Approval as stated in Resolution No. 2008-P011 (Attachment No. 5);

PROCEDURES:

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

BACKGROUND:

Request

The proposed request is a Conditional Use Permit for a new vehicle repair shop consisting of a 1,196 square foot one-story building with two service bays and 191 square feet of office on a 5,000 square foot lot.

City of Culver City, California
Planning Commission Agenda Item Report

General Information

See Attachment No. 2, Project Summary

Existing Conditions

The project site consists of a 5,000 square foot property with access off Washington Place and the alley in the rear. The site is currently vacant and was previously occupied by another car repair use. The property has a *General Corridor* General Plan designation and a Commercial General (CG) zoning designation.

The project site is situated between a gas station to the west and a cocktail bar to the east. To the north of the site is an alley and beyond the alley are one and two-story multi-family buildings with garages. To the south, across Washington Place is a three-story motel with a diner on the ground floor level.

Project Description

The proposed project consists of a 1,196 square foot building, approximately 14 feet in height. The building includes an approximate 700 square foot work area which includes two service bays with floor lifts and a 191 square foot office. The remainder of the building is occupied with two restrooms and an enclosed trash and recycling room. There are seven surface parking spaces on site which includes one handicapped parking space. The site will include approximately 559 square feet of landscaping with shade trees and several other types of plants including a new street tree in the parkway fronting the subject lot. The trash enclosure room is provided with the opening facing the alley for easy access and trash pickup by the City. An existing six foot high solid masonry wall will remain along the west property line and a new six foot high solid masonry wall will be installed along the east property line. A wrought-iron gate and fence will be located in the front of the property (facing Washington Place) placed towards the back of the new landscape planters.

ANALYSIS:

Land Use and Zoning

The Land Use Element of the General Plan designates this site as "General Corridor." This designation "is intended to support desirable existing and future neighborhood and community serving commercial uses." The *Commercial General* (CG) zoning district is the zoning designation which implements and is

City of Culver City, California
Planning Commission Agenda Item Report

consistent with this General Plan designation. The zoning code requires a Conditional Use Permit for vehicle repair shops in the CG zone.

Architectural Design

As originally proposed by the applicant at the Preliminary Project Review (PPR) submittal, the building was a plain concrete masonry unit (CMU) building with little architectural detail. Staff asked the project architect to provide some design and articulation to the building on all four sides. As a result, the architect redesigned the building elevations by providing a concrete textured split face blocked finish as the primary design feature along the base and middle sections of the facade and stucco finish with wall moldings and raised trim along the top parts of the façade on all four sides of the building. In addition, decorative exterior lighting on the front and rear elevations of the building have been added. The front of the building includes two decorative windows and one pedestrian and two roll-up doors. The doors are accented with stucco trim on top to match the other stucco building trim. These details are illustrated on sheets A4 and A4 of the proposed development plans (Attachment No. 6).

Landscaping

The project includes approximately 559 square feet of landscaping, consisting of four shade trees lining the parking spaces as well as shrubs, other plants, and a new street tree (*Washingtonia Robusta*) in the parkway fronting the subject lot. In addition, a planter will be placed in the rear two foot setback area behind the proposed building facing the alley.

Parking

The code requires three parking spaces for each service bay and one space for each 350 square feet of office area. The project provides 6 parking spaces for the two bays and one parking space for the office area. The project includes a total of seven parking spaces which includes one handicapped accessible parking space. The parking spaces also meet the required dimensions for 90 degree parking spaces and the drive isle width is adequate.

Traffic and Circulation

Access to the site will be provided via a two-way driveway on Washington Place. Car access will not be available from the alley which will provide added protection for the residence beyond the alley.

City of Culver City, California
Planning Commission Agenda Item Report

Circulation on the site will be provided via a 28'-6" wide drive aisle that is wider than the required 27-foot wide drive aisle, which will allow vehicles to maneuver adequately in and out of parking spaces.

Noise

The proposed project is not expected to generate significant noise levels during operations. The prevailing noise in the operation of the vehicle repair shop will be the air compressor, which based on the information provided by the applicant will produce a sound level of 72 dB for a few seconds at a time. This will meet the stationary noise sources requirement of the Noise Element that states 70 dBs can be exceeded for the duration of one minute. In addition, Table N-4 of the Noise Element notes that automobile service stations are interpreted to be compatible at a level of 70-75 with noise insulation features in the design. As part of the project design this project will have acoustical ceiling installation in the work area of the vehicle repair shop and the entire building will be made of textured concrete which will control noise further. There will not be any openings to the alley which will further reduce noise from the vehicle repair operations. There is only a small exit door to the alley that will be conditioned to be kept closed when not being used to exit and re-enter. All noise attenuating methods will be reviewed and approved during the building permit process to ensure compliance with the City's noise regulations.

Compliance with Zoning Code Standards

The project will be required to comply with CCMC Section 17.400.125 – Vehicle Repair Shops (Attachment No. 8) which include operational and development standards, and site maintenance requirements intended to reduce and mitigate any potential adverse impacts from the use.

CONCLUSION:

The project is consistent with applicable development standards of the Commercial General (CG) zoning district and as designed and conditioned will be compatible with the surrounding uses. Therefore, based on the analysis contained herein staff believes the findings for a Conditional Use Permit can be made as outlined in proposed Resolution No. 2008-P011 (Attachment No. 5).

City of Culver City, California
Planning Commission Agenda Item Report

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study (Attachment No. 4) was prepared for this project and it has been determined that the project could not have a significant effect on the environment and a Negative Declaration has been prepared (Attachment No. 3).

ALTERNATIVE OPTIONS:

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

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

ATTACHMENTS:

1. Vicinity/ Aerial Map
2. Project Summary
3. Draft Negative Declaration
4. Initial Study
5. Resolution No. 2008-P011 (CUP P-2008069)
6. Development Plans Date Received July 8, 2008
7. Written Public Comment
8. 500' Public Notice Boundary Map
9. Copy of CCMC Section 17.400.125 – Vehicle Repair Shops

6

Attachment No. 1
VICINITY/ AERIAL MAP



**11167
WASHINGTON
PLACE**

CUP P2008068

Legend



Selected Properties

City of Culver City
Planning Division
Map Created: Sep 3, 2008
Meeting Date: SEPTEMBER 24, 2008

0 125 250 ft.

Scale: 1:2,500



Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Conditional Use Permit, P2008068 for a new vehicle repair shop consisting of a 1,196 square foot one-story building with two service bays and 191 square feet of office area on a 5,000 square foot lot with seven surface parking spaces and 559 square feet of landscape area located at 11167 Washington Place in the Commercial General (CG) zoning district.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
11167 Washington Place Culver City, CA 90232		Jay Baruch 1760 Michael Lane Pacific Palisades, CA 90272
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other:		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☒ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption, Class ☒ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☒ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☒ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 2/20/08	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300' foot radius ☐ w/in 300' foot radius / Extended ☒ Other: 500' extended to the end of the block
Posting	☐ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 09/03/08	☒ City Council ☒ Commissions ☒ Master Notification List ☒ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☐ Culver City Organizations ☒ Other: Chamber of Commerce, Downtown Business Association and interested parties.

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan General Corridor	Zoning Commercial General (CG)
Redevelopment Plan Area #4	Overlay Zone/District None
Legal Description LOT 36 of Tract No.10356	Existing Land Use Empty Lot

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
West	CG	A gas station/mechanic business
East	CG	A cocktail bar
North	RMD	Alley and beyond are one and two-story multi-family buildings with garages.
South	CG	Across Washington Place is a three-story motel with a diner on the first floor level.

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	5,000 sf.	5,000 sf.	N/A
Building Coverage:	0 sf.	1,196 sf.	N/A
Landscaped Area:	0 sf.	559 sf.	N/A

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:	0	7 (6 standard & 1 handicap)	7 (3 for each service bay and one for office)

Building Height:	0	14 feet	56 feet
-------------------------	---	---------	---------

Building Setbacks:

Front	N/A	+/- 50'	None
Rear	N/A	2 feet	2 feet
Side (North)	N/A	1'-8"	None
Side (South)	N/A	1'-8"	None

ESTIMATED FEES:		
☐ New Development Impact:	☐ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☐ In Lieu Parkland: <u>TBD</u>	☒ Art: <u>TBD</u>	☒ Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:
Planning, Engineering, Building & Safety, Fire Prevention, Redevelopment Agency, and City Attorney reviewed the project. Comments have been incorporated into the plans or where made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:
TBD



Culver CITY

(310) 253-5710

FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

PROPOSED NEGATIVE DECLARATION

Project Title and File No.: Conditional Use Permit (CUP) - P2008068

Project Location: 11167 Washington Boulevard, Culver City, CA 90232

Project Sponsor: Jay Baruch, Applicant
1760 Michael lane
Pacific Palisades, CA 90272

Project Description: The proposed vehicle repair consists of a 1,196 square foot one-story building with two service bays and 191 square feet of office on a 5,000 square foot lot. The parking lot will provide seven parking spaces with 559 square feet of landscape area.

Environmental Determination:

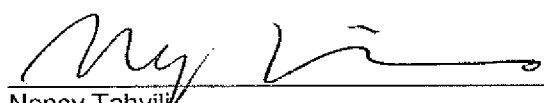
This is to advise that the City of Culver City, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this **NEGATIVE DECLARATION** based on the following finding:

- ☒ The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- ☐ The Initial Study identified potentially significant effects, but:
1. Revisions in the project plans or proposals made by, or agreed to by the applicant before this proposed **MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY** was released for public review would avoid the effects or mitigate the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 2. There is no substantial evidence before the agency that the project as revised may have a significant effect on the environment.

A copy of the Initial Study, and any applicable mitigation measure, and any other material which constitute the record of proceedings upon which the City based its decision to adopt this **NEGATIVE DECLARATION** may be obtained at:

City of Culver City, Planning Division
9770 Culver Boulevard, Culver City, CA 90232

The public is invited to comment on the proposed **NEGATIVE DECLARATION** during the review period, which ends **Wednesday, September 24, 2008.**



Nancy Tahvil
Assistant Planner



Date



Attachment No. 4

Culver City

(310) 253-5710

FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

Project Title:	11167 Washington Place Conditional Use Permit, CUP-P2008068		
Lead Agency Name & Address:	City of Culver City, Planning Division 9770 Culver Boulevard, Culver City, CA 90232		
Contact Person & Phone No.:	Nancy Tahvili, Assistant Planner (310) 253-5751		
Project Location/Address:	11167 Washington Boulevard, Culver City, CA 90232		
Nearest Cross Street:	Sepulveda Boulevard and Bentley Street	APN:	4213-017-002
Project Sponsor's Name & Address:	Jay Baruch, Applicant 1760 Michael lane Pacific Palisades, CA 90272		
General Plan Designation:	General Corridor	Zoning:	Commercial General (CG)
Redevelopment Project Area:	Component Area No. 4		
Project Description and Requested Action: <i>(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)</i> The proposed vehicle repair shop consists of a 1,196 square foot one-story building with two service bays and 191 square feet of office on a 5,000 square foot lot. The parking lot will provide seven parking spaces with 559 square feet of landscape area.			
Existing Conditions of the Project Site: The site is vacant and the building and asphalt have been demolished with security fencing around it.			
Surrounding Land Uses and Setting: <i>(Briefly describe the project's surrounding)</i> West: A gas station and mechanic business. East: A cocktail bar. North: Alley and beyond are one and two-story multi-family buildings with garages. South: Across Washington Place is a three-story motel with a diner on the ground floor level.			
Other public agencies whose approval is required: <i>(e.g., permits, financing approval, or participation agreement)</i> Culver City Redevelopment Agency			

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

- | | |
|--|---|
| ☐ Aesthetics | ☐ Mineral Resources |
| ☐ Agriculture Resources | ☐ Noise |
| ☐ Air Quality | ☐ Population / Housing |
| ☐ Biological Resources | ☐ Public Services |
| ☐ Cultural Resources | ☐ Recreation |
| ☐ Geology / Soils | ☐ Transportation/Traffic |
| ☐ Hazards & Hazardous Materials | ☐ Utilities / Service Systems |
| ☐ Hydrology / Water Quality | ☐ Mandatory Findings of Significance |
| ☐ Land Use / Planning | |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Nancy Tahvili

8/27/08
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	N Im
---	--------------------------------------	---	------------------------------------	---------

I. AESTHETICS — Would the project:

a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Responses:

a). No Impact. A scenic vista is typically defined as a view of highly valued visual resources, particularly from vantage points. The project is located in an urbanized area, with commercial and residential building in immediate vicinity. The topography surrounding the site is level with no substantial ocean or mountain views can be considered scenic that will be affected by the project.

b). No Impact. The project site is not located along a state scenic highway; no impacts relative to scenic resources along state scenic highways will occur.

c.) & d). Less Than Significant Impact. There will be a minimal amount of light emanating from the site with installation of three exterior lighting facing the alley. Other lighting is located in the front of the building facing parking lot that fronts Washington Boulevard and on the sides of the proposed building facing the gas station and parking lot to the east facing the cocktail bar. The project is not expected to substantially increase ambient light levels over the already high ambient conditions of a highly developed urban area. The proposed project is required to adhere to all applicable standards and guidelines relating to light screening and glare protection. Pursuant to those requirements, no new lighting will project onto or create a nuisance to adjacent public right-of-way or private property.

The project is located in an urbanized area, between a gas station and a cocktail bar and other commercial businesses in the vicinity. The site is currently vacant with no structures or landscaping that has been cleared dirt lot. The new project will improve the lot by providing an aesthetic building with 559 square feet of landscaping which includes four new trees.

Mitigation Measure(s): None required

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (CAL EASAM) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agricultural farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	More Than Significant Impact
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
Responses: a). Through c). <u>No Impact</u>. The project site is not located on land identified, utilized, or zoned for agricultural purposes, and there is no known Williamson Act contract in effect on the project site. The project would not convert any farmland to nonagricultural use. Mitigation Measure(s): None required					
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management plan or pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
Responses: a). Through e). <u>Less Than Significant Impact</u>. Future new development in any portion of Culver City will contribute both at the project level and cumulatively to pollutant emissions over existing non-attainment conditions due to construction and operation of individual projects. The project as proposed is consistent with Culver City's General Plan and Zoning Code and therefore, the project's operational impacts are considered to be factored into the South Coast Air Quality Management District's (SCAQMD) regional air quality models. The subject project consists of a 1,196 square foot office building complex with seven surface parking spaces that are not expected to violate any air quality standards or contribute substantially to an existing or projected air quality violation. The project applicant will be required to comply with SCAQMD Rule 403, which provides specific control actions to be implemented during any construction activities to control fugitive dust. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Therefore, via mandatory compliance with SCAQMD Rule 1113, construction activities or materials will not create objectionable odors. No objectionable odors are expected from the proposed office uses. Mitigation Measure(s): None required.					

IV. BIOLOGICAL RESOURCES — Would the project

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

Responses:

a). Through f). No Impact. The project site is located in an urbanized area surrounded by existing disturbed land development. The project site consists of vacant lot cleared of all structures and vegetation. Information on existing conditions of the project site submitted by the applicant with the project application materials indicate that biological resources, as identified by the California Department of Fish and Game or US Fish and Wildlife Service, and federally protected wetlands, as defined by the Clean Water Act, exist on the site. There are no identified migratory wildlife corridors on the project site and the project site is not subject to a City policy/ordinance protecting biological resources and is not subject to a habitat conservation plan.

Mitigation Measure(s): None required.

V. CULTURAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |

Responses:

a). Through d). Less Than Significant Impact. There are currently no structures on the project site and the site has not been determined to be historically significant. As a result, no substantial adverse change in the significance of a historical resource under Section 15064.5 of the CEQA Guidelines would occur with implementation of the project. The project site is located in an urbanized area surrounded by existing disturbed land and development. There are no known archaeological, paleontological, or human remain resources on the site and no significant impacts related to these specific cultural resources are expected to occur. Should such resources surface during construction of the project the applicant will be subject to the appropriate State and/or Federal laws that regulate the proper handling of these types of artifacts.

Mitigation Measure(s): None required.

VI. GEOLOGY AND SOILS – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ☐ | ☐ | ☒ | ☐ |

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☐ ☒

Responses:

a.i). Less Than Significant Impact. The site is not within the Alquist-Priolo Earthquake Fault Zone.

a.ii). Less Than Significant Impact. There are no known active or potentially active faults on the site. And the project is 1-2 miles from two known faults (Overland and Charnock).

a.iii). Less Than Significant Impact. The site is not subject to liquefaction as identified on the Culver City Natural Hazards Maps.

a.iv). No Impact. The site is mapped outside the areas identified as having the potential for earthquake-induced landslides on the Culver City Natural Hazard Maps and it is located on a flat lot that is not near any hills or lots with significant slope.

b). Less Than Significant Impact. Soil erosion can occur naturally and may be accelerated during excavation and construction when vegetation is removed and bare soil is disturbed. However, standard code requirements and conditions of approval requires the preparation of erosion/sediment control plans such as the Local Storm Water Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan (SUSMP), to regulate and control pollutant run-off by using Best Management Practices (BMP's) in accordance with National Pollution Discharge Elimination System (NPDES). These plans shall show all temporary and permanent erosion control devices, effective planting of graded slopes, practical accessibility for maintenance purposes and proper precautions and fences to prevent public trespass on to certain areas where impounded water may create hazardous conditions. Additionally, a Standard Urban Stormwater Mitigation Plan (SUSMP) would be implemented throughout the operational life of the project or reduce erosion impacts. These plans would reduce this impact to a level that is Less Than Significant.

c). Less Than Significant Impact. The project site is located in an urbanized area surrounded by existing disturbed land and development. Currently, the lot is vacant and the buildings and asphalt on the ground have been demolished. Any new construction will have to meet all Uniform Building Code requirements and will have to comply with City and state seismic standards. Utilizing these existing regulations, geology and soil impacts will be Less Than Significant Impact.

d). Less Than Significant Impact. Expansive soils are generally high in clay content. The standard code requirements and project condition of approval will ensure that this project complies with applicable engineering standards and that potential impacts are reduced to a level that is Less Than Significant Impact.

e). No Impact. The project does not propose the use of septic tanks or alternative wastewater disposal systems. The project's wastewater demand will be accommodated via connections to the existing urban wastewater infrastructure. Therefore, the project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

Mitigation Measure(s): None required.

VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☒ ☐
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Responses:

a). & b). Less Than Significant Impact. The proposed vehicle repair shop will have new and old oil stored in gallon barrels and will be contained, stored, used, and disposed in accordance with manufacturers' instructions; handled in compliance with applicable standards and regulations. Furthermore, a Hazardous Material Plan is required to be submitted to the Fire Department prior to Certificate of Occupancy.

c). Less Than Significant Impact. The project site is located within 0.03 miles (less than one-quarter mile) of an existing private school, but only limited quantities of potentially hazardous materials are going to be used during construction and operation of the project and will not pose a hazard to the public or environment. Also, as discussed in sections a & b above any potential hazardous material will be contained, stored, used and disposed in accordance with manufacturers' instructions and in compliance with applicable city, state, and federal standards.

d). Less Than Significant Impact. The site was not identified on the Cortese List, which is updated annually by the California Environmental Protection Agency pursuant to Government Code Section 65962.5.

e). & f). No Impact. The project site is not located within an airport land use plan area, and it is not within two miles of a public airport, or within the vicinity of a private airstrip.

g). No Impact. The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Access to all local roads would be maintained during construction and project operation.

h). No Impact. The project site is not within a Fire Hazard Zone on the City's Natural Hazard Map. The site is in a fully developed urban area and will be constructed and will operate subject to all state and city building and fire codes.

Mitigation Measure(s): None required.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:

a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Responses:

a). Less Than Significant Impact. During construction, erosion and siltation could occur resulting in water pollution and a violation of Regional Water Quality Control Board standards if proper steps are not implemented. Standard code requirements and conditions of approval to the project requires the preparation of erosion/sediment control plans such as the Local Storm Water Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan (SUSMP), to regulate and control pollutant run-off by using Best Management Practices (BMP's) in accordance with National Pollutant Discharge Elimination System (NPDES). These plans shall show all temporary and permanent erosion control devices, effective planting of graded slopes, practical accessibility for maintenance purposes and proper precautions and fences to prevent public trespass on to certain areas where impounded water may create hazardous condition. City and State standard code requirements and site design elements would reduce this potential impact to a level that is Less Than Significant Impact. No mitigation measures are necessary.

b). Less Than Significant Impact. The project would have negligible effect on groundwater supplies or recharge. The project would replace a vacant lot with a commercial structure and hardscape (parking lot, sidewalks, drive, etc.) resulting in an increase in stormwater runoff but the amount of new impermeable surfaces (less than 1,200 sq. ft.) would have no measurable effect on groundwater recharge.

c). Less Than Significant Impact. Grading in connection with the project would result in insignificant changes to existing drainage patterns. The proposed project's plans include facilities to collect and convey runoff to the existing drain system located in public streets. Standard City and State code requirements for storm water runoff and drainage plans are adequately prepared and ensure that grading and drainage would be done in a manner that would not cause substantial erosion, siltation or flooding. Such requirements would reduce potential impacts to a level that is Less Than Significant Impact.

d). Less Than Significant Impact. The site is mostly bare/dirt ground. However, standard code requirements for conditions of approval to the project requires the preparation of erosion/sediment control plans such as the Storm Water Pollution Prevention Plan (LSWPPP) and Standard Urban Storm Water Mitigation Plan (SUSM) to regulate and control pollutant run-off by using Best Management Practices (BMP's) in accordance with National Pollutant Discharge Elimination System (NPDES). The construction of the proposed commercial development would not result in a significant increase in runoff during storm events. There are no streams or rivers on or adjacent to the site. Standard City and State code requirements for stormwater runoff and drainage as described in the previous sections would substantially reduce this impact to a level that is less than significant.

e). Less Than Significant Impact. See Sections VIII. a). - d)., above. The project would be expected to result in an insignificant increase in runoff, which would be conveyed to public storm drains by required drainage improvements.

f). Less Than Significant Impact. See Sections VIII. a). - d)., above. There are no other known impacts to water quality.

g). & h). No Impact. The site is not located within a 100-year flood hazard area and the proposed project does not contain any housing.

j). No Impact. This site is not within a dam inundation zone; as a result it would not expose people or structures to significant risk.

Mitigation Measure(s): None required.

IX. LAND USE AND PLANNING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | ☐ | ☐ | ☐ | ☒ |

Responses:

a). No Impact. The project site is located within an urbanized area, consisting of a mix of uses, including service stations, office, and retail. Uses immediately surrounding the project site include a service station, cocktail homes beyond the alley in the rear, and a hotel with a ground floor café across the street on Washington Place. The site is served by existing streets and infrastructure and would not physically divide an established community.

b). No Impact. The proposed vehicle repair shop would be compatible to the existing and surrounding uses and use that is allowed in the City's General Plan, Redevelopment Plan Component Area No. 4, and zoning design for the site.

c). The project site is not subject to a habitat conservation plan or natural community conservation plan. It does not provide habitat for any biological species, nor does it support any natural communities.

Mitigation Measure(s): None required.

X. MINERAL RESOURCES -- Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |

Responses:

a) & b). No Impact. There are no known mineral resources on the project site. Government Code Section 65302 states that a conservation element of the General Plan shall include "minerals and other natural resources." The City of Culver City's Conservation Element of the General Plan states that the City does not have features included in Government Code Section 65302(d) listing of items for conservations, other than a natural wilderness area. Therefore, the project area is not a designated mineral extraction site or a regionally or locally-important significant mineral resource area.

Mitigation Measure(s): None required.

XI. NOISE -- Would the project result in:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐ | ☐ | ☒ | ☐ |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

Responses:

a), c). & d). Less Than Significant Impact. A short-term noise increase during construction would be expected to occur from the use and transport of heavy construction equipment. Pursuant to the city's Municipal Code, construction adjacent to noise-sensitive land uses shall be limited to the hours of 8:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. through 7:00 p.m. on Saturday and 10:00 a.m. through 7:00 p.m. on Sundays.

The proposed project is not expected to generate significant noise levels during operations. Noise caused by the project will be consistent with that of surrounding urban uses. Ambient noise potentially affecting users of the project will be dampened by Building Code requirements for construction of commercial use buildings. The prevailing noise level in the operation of the vehicle repair shop would be the air compressor, which based on the information provided by the applicant will produce a sound level of 72 dB for a few seconds at a time based on Stock #BRA7180V. This level meets the stationary noise sources requirement of the Noise Element that states 70 dBs can be exceeded for a duration of one minute. In addition, Table N-4 of the Noise Element notes that automobile service station noise can be interpreted to be compatible at a level of 70-75 dB with noise insulation features in the design. As part of the project design this project will have acoustical ceiling installation in the work area of the vehicle repair shop building and the entire building will be made of textured concrete, which will control noise further. In addition, car access will be available from the alley that will further reduce noise from cars and protect the residential neighborhood beyond the alley. There's only a small exit door to the alley that will be conditioned to be kept closed when not being used to enter and -enter. The only other opening is an opening from the trash enclosure to the alley for trash pickup by the city and disposal of trash by the tenant, which does not have access to the building from the inside.

b). Less Than Significant Impact. A short-term increase in groundborne vibration and noise would be expected to occur during grading and construction. The small size of the project and limitations on allowable hours of construction found in the City's Municipal Code as well as conditions of approval to the project would reduce the impact to a level that is less than significant.

e) & f). No Impact. The project site is not within an airport land use plan and is not within the vicinity of a public airstrip.

XII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

Responses:

a). Less Than Significant Impact. As the project does not propose the development of new residential units, it will not directly generate an increase in the residential population in the area. The project will be operated by the business owner (who owns a house outside of Culver City) and may include one or two additional employees. These would not be considered to be a substantial number of people who may or may not live in Culver City.

b). & c). No Impact. The site is currently a vacant lot and no existing housing will be removed as a result of construction. Thus, there will be no significant reduction or displacement of population or housing associated with the project.

Mitigation Measure(s): None required.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Responses:

a) Less Than Significant Impact. The project will comply with all applicable California Building and Fire Codes. The existing public service facilities necessary to accommodate the project such as, sewers, storm drains, parkways, park sidewalks, street lights, fire protection devices, and public utilities are all provided for adequately as confirmed by the agencies that reviewed the project during the interdepartmental review process. Both Fire and Police protection can adequately service the project as proposed and the project would not have a significant effect on the long-term demand for fire protection as the project site is already surrounded by existing development that are also adequately being served by the Culver City Fire Department. The impact on schools will be less than significant, because no significant population increase will result from this project, also see Section XII.a above. Also, standard conditions regarding street improvements require the preparation and implementation of traffic control plans to ensure that construction does not obstruct emergency access.

Mitigation Measures (s): None required.

XIV. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☒ | ☐ |

Responses:

a) and b). Less Than Significant Impact. The proposed project will not result in significant adverse impacts related to recreation, because it is not expected to generate a substantial population increase. There would only be one or two employees along with the owner who would not have a significant impact on the parks if used. As a result, the project would not require the construction or expansion of recreational facilities.

Mitigation Measure(s): None required.

XV. TRANSPORTATION/TRAFFIC -- Would the project --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☒	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Responses:

a). Less Than Significant Impact. The project consists of a 1,196 square foot building with two work bays and an office, which did not meet the city's threshold for a traffic study and is not expected to have a significant impact on traffic. According to the ITE manual data for automobile care centers there will only be a net increase of four morning and afternoon peak hour trips which is not considered to be significant.

b). No Impact. Analyses of potential impacts on the regional transportation system conducted in accordance with the Congestion Management Program for Los Angeles County (CMP) requirements determined that the project will not have a significant impact on the CMP monitoring intersections or the mainline freeway system.

c). No Impact. The project site is not located within an airport land use plan area, and therefore components of the proposed project would not result in any changes to air traffic patterns nor interfere with existing air traffic. As no safety risks associated with a change in air traffic patterns would occur.

d). Less Than Significant Impact. The driveway off Washington Place was examined to assure that safe operation and access. Pursuant to conditions of approval the existing driveway approach located on Washington Place will be reconstructed per Culver City Standards and to the Satisfaction of the City Engineer. Due to the reduction of the existing driveway approach, the remaining section of the existing driveway approach will be reconstructed with a sidewalk, curb, and gutter in its place per AWP standards. There are no design features that will substantially increase traffic hazards as the building is located to the rear of the lot. Furthermore, car access to the alley will no longer be provided and there will be adequate back up of 28'-6", which meets the minimum 27' dimension for a two-way driveway.

e). Less Than Significant Impact. There would be no elimination of current emergency access routes. Emergency evacuation plans and procedures, site design, building design plans, and emergency access and circulation will be subject to review and approval by the Culver City Fire Department. Emergency access to the project site will continue to be provided from Washington Boulevard.

f). Less Than Significant Impact. The project requires seven spaces, three spaces for each work bay and one space per 350 square feet of office [two work bays times three (3), plus one space for 191 square feet of office]. The project provides a total of seven spaces including a handicapped space.

g). Less Than Significant Impact. The proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation. No bus stops will be removed.

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒

Responses:

a), b), & e). Less Than Significant Impact. Culver City maintains its own sewage collection facilities within the limits and contracts with the City of Los Angeles for treatment and disposal service. Treatment occurs at the Hyperion Treatment Plant, located southwest of the City which has sufficient capacity to serve the needs of the proposed project. No expansion of the existing facilities is necessary. The proposed project will have less than significant impacts to the waste water system.

c). Less Than Significant Impact. The City is primarily served by the Los Angeles County Storm Drainage System. The City currently maintains its own storm drains that connect to the County systems. The combined system is adequate to serve the proposed project.

d). Less Than Significant Impact. Water service for this project site comes from the City of Los Angeles Department of Water and Power (LADWP). Most of Culver City receives water service from the Golden State Water (GSW) Company which depends on the Metropolitan Water District for its supply. However, for those portions of the City west of McLaughlin Avenue is served by LADWP. LADWP acquires its water supply from wells, the Metropolitan Water District reclamation efforts, and from the Owens Valley and Mono Basin via aqueducts. There are sufficient water supplies to the City to serve the proposed project, no expansion to the services are necessary. The proposed project will have less than significant impacts to the water system.

f). Less Than Significant Impact. Solid waste from the project area is disposed of at the Puente Hills landfill in the City of Industry. Other landfills available for City waste disposal include BKK Sanitary Landfill located in the City of West Covina and Bradley West Landfill located in the City of Sun Valley. The Municipal Code requires provision of trash containers for recyclable materials and yard waste to reduce solid waste generation.

g). Less Than Significant Impact. See Section XVI.f, above. The project could generate solid waste during construction. Standard conditions requiring the contractor to remove and dispose of waste in accordance with applicable statutes and regulations would reduce this impact to a level that is less than significant.

Mitigation Measure(s): None required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

Responses:

a). Less Than Significant Impact. The project will not degrade the quality of the environment nor have any significant impacts to any plant or animal wildlife species because the site itself is currently vacant and void of any development or significant vegetation.

b). Less Than Significant Impact. The proposed project involves the construction of a 1,196 square foot vehicle repair shop which will result in an intensification of the vacant project site and there may be some project level cumulative impacts where none existed before. However, the project meets all requirements of the zoning code, adequate parking is provided according to the parking requirements and it will not result in significant impacts. Furthermore, All utilities and infrastructure is adequate and available to serve the project.

c). Less Than Significant Impact. The proposed project, which is located in a developed, urbanized area, is consistent with General Plan Land Use policies and guidelines and is consistent with the Zoning Code. It will not cause substantial adverse effects on human beings directly or indirectly.

Mitigation Measure(s): None required.

References Utilized:

1. Culver City Zoning Code
2. Culver City Natural Hazards Map
3. Culver City General Plan
4. ITE Trip Generation 7th Edition, Volume 3 of 3

1 RESOLUTION NO. 2008-P011

2
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
4 CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT,
5 CUP P2008068 FOR THE CONSTRUCTION OF A NEW VEHICLE REPAIR
6 SHOP AT 11167 WASHINGTON PLACE IN THE COMMERCIAL GENERAL
7 (CG) ZONE.

8 (Conditional Use Permit, CUP P2008068)

9 WHEREAS, on May 20, 2008, Jay Baruch, as the applicant of 11167 Washington
10 Place, submitted a Conditional Use Permit application to construct a new vehicle repair shop
11 consisting of a 1,196 square foot one-story building with two service bays, and 191 square
12 feet of office area, on the project site described more fully as Lot 36 of Tract No. 10356, in
13 the City of Culver City, and,

14 WHEREAS, in order to implement said proposed project, approval of Conditional Use
15 Permit for a new vehicle repair shop is required:

16 WHEREAS, on September 24, 2008, the Planning Commission conducted a duly
17 noticed public hearing on these applications, fully considering the application, plans, staff
18 report, environmental information and all testimony presented; and

19 WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the
20 Planning Commission has determined the project will not have significant impacts on the
21 environment, and that a Negative Declaration finding is appropriate; and,

22 WHEREAS, following conclusion of the public discussion and thorough deliberation of
23 the subject matter, the Planning Commission determined by a vote of _ to _ that the project
24 would not result in significant adverse environmental impacts, that a Negative Declaration
25

1 finding was appropriate and that Conditional Use Permit should be conditionally approved
2 and recommended to the City Council for approval as set forth herein below.

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

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

8
9 **Conditional Use Permit:**

10 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a
11 Conditional Use Permit are hereby made:

12 **A. The proposed use is allowed within the subject zoning district with the approval**
13 **of a Conditional Use Permit and complies with all applicable provision of this**
14 **Title and CCMC.**

15 The Commercial General (CG) zoning designation allows the proposed use of vehicle
16 repair shop subject to a Conditional Use Permit as outlined in CCMC Section 17.530.
17 Pursuant to CCMC Section 17.400.125, the project is conditioned to meet all
18 operational and development standards including site maintenance.

19 **B. The proposed use is consistent with the General Plan and any applicable**
20 **Specific Plan.**

21 The Land Use Element of the General Plan designates this site as "General Corridor."
22 This designation "is intended to support desirable existing and future neighborhood
23 and community serving commercial uses." The Commercial General (CG) zoning
24 district is the zoning designation which implements and is consistent with this General
25 Plan designation. The zoning code allows a vehicle repair shop subject to a
26 Conditional Use Permit.

27 **C. The design, location, size and operating characteristics of the proposed use are**
28 **compatible with the existing and future land use in the vicinity of the subject**
29 **site.**

30 The vehicle repair shop building features detailed architectural elements and sufficient
31 landscaping which are compatible with existing and future land uses in the vicinity.
32 The project will be required to comply with all operating, maintenance, and
33 development standards of CCMC Section 17.400.125 relating to vehicle repair shops
34 to ensure the use will be compatible with surrounding land uses.

1 **D. The subject site is physically suitable for the type and intensity of use being**
2 **proposed, including access, compatibility with adjoining land uses, shape, size,**
3 **provision of utilities and the absence of physical constraints.**

4 The 5,000 square foot lot can accommodate the 1,196 square foot building and seven
5 parking spaces with no physical constraints. Vehicular access to the site is from
6 Washington Place and there is adequate backup in the aisle for maneuvering of
7 vehicles. The Vehicle repair shop will not impact any utilities as they are existing and
8 available.

9 **E. The establishment, maintenance or operation of the proposed use will not be**
10 **detrimental to the public interest, health, safety or general welfare or injurious to**
11 **persons, property or improvements in the vicinity and zoning district in which**
12 **the property is located.**

13 The maintenance and operation of the proposed vehicle repair shop through this
14 approval subject to the conditions of approval will not be detrimental to the public
15 interest, health, safety or general welfare or injurious to persons, property or
16 improvements in the surrounding commercial zoning district or vicinity, since the
17 project will required to meet all applicable noise standards of the City's General Plan
18 Noise Element and all operational, development and site maintenance requirements
19 of CCMC Section 17.400.125.

20 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
21 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
22 CUP P2008068, subject to the following conditions:

23 GENERAL CONDITIONS

24 **Planning Division:**

- 25 1. The final working drawings shall conform to the development plans presented to and
26 reviewed and approved by the Planning Commission at its meeting on September 24,
27 2008, except as noted below.
- 28 2. The resolution approving Conditional Use Permit CUP P-2008068 and the Conditions
29 of Approval shall be referenced on the cover sheet, and repeated in full on attached
additional sheets of the final working drawings.
3. The applicant or the property owner shall provide the construction contractor(s) and
each subcontractor related to the Project a copy of the final project Conditions of
Approval. These conditions shall be enforceable through all legal and equitable
remedies, including the imposition of fines against each and every person who
conducts any activity on behalf of the property owner or the applicant on or near the

Project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.

4. Conditions of approval herein shall apply to the applicant, the contractor/builder of the project, the property owner, and any successor property owner that may legally assume benefit of this Conditional Use Permit.

5. The City reserves the right to periodically inspect the premises without prior notification, to ensure ongoing compliance with all conditions of approval.

6. This Conditional Use Permit, CUP P-2008068, shall expire unless:

A. Actual construction, in accordance with a valid City-issued building permit, is commenced on the site within one (1) year after the effective date of the Conditional Use Permit; or

B. Prior to the Conditional Use Permit expiration date, or any previously granted extension to that expiration date, a written request for an extension, accompanied by any and all required fees, has been satisfactorily filed by or on behalf of the applicant/property owner and, thereafter, an extension is granted by the Community Development Director, or designee, or the Planning Manager.

During the period any extension request has been satisfactorily and timely filed and any decision regarding that request has been made by the City, this Conditional Use Permit approval shall be suspended.

7. A certificate of occupancy for the approved project will be issued only upon completion of all required site improvements and satisfaction of all conditions of approval.

8. The applicant, property owner and contractors shall use all reasonable efforts to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems.

9. Any new sign(s) shall comply with the provisions of CCMC Title 17 - Chapter 17.330 Signs. A Sign Permit shall be approved by the Planning Department prior to installation of any new signage.

10. All operational, maintenance, and development standards of CCMC Section 17.400.125 Vehicle Repair Shops shall be complied with.

11. By taking any benefit of this approval, the applicant and the property owner jointly and severally hereby agrees to indemnify, defend and hold harmless the City, and the City's elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, demands, lawsuits, judgments, liability, injury or damage which may result from or arise in connection with third party challenges to the City's approval of the project.

12. All planted areas shall be landscaped, irrigated and maintained pursuant to Culver City Municipal Code (CCMC) Title 17 – Chapter 17.310 Landscaping. As part of the building permit filing process, a minimum of three (3) sets of detailed landscape and irrigation plans - separate from the final working drawings shall be submitted to the Planning Division for review and approval.
13. **The new street tree shall be supplied 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. The property owner shall maintain all street trees adjacent to the subject property.**
14. In addition to the screening requirements for onsite parking areas including loading areas, refuse storage / trash compactor facilities, and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and:
- A. All exteriors of the proposed buildings shall be free of all un-aesthetically treated, exposed elements (i.e., plumbing pipes, electrical conduits, and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (i.e., ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager; and
 - B. All roof-mounted mechanical equipment, duct vents and the like shall not project above the horizontal plane of the building's lowest primary opaque architectural feature(s) (i.e., parapet walls, penthouse structures or screening walls); and
 - C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a street facing setback, or it shall be screened with walls and/or landscaping if not located within a street facing setback. Ground-mounted equipment shall not be located in the landscaped areas fronting any public right-of-way.

- 1 15. The public notification signs installed in accordance with the CCMC public notification
2 requirements for this review process shall be removed within ten (10) days of the end
3 of the appeal period or the final decision of the City Council (if applicable), whichever
4 occurs last.
- 5 16. All refuse containers assigned to or otherwise used by the project shall be stored on-
6 site in the trash enclosures.
- 7 17. The project and its operations shall comply with all applicable local, special district or
8 authority, county and federal statutes, codes, standards, and regulations including, but
9 not limited to, Building Safety Division, Fire Department, Planning Division and Public
10 Works Department code requirements and it shall comply with all applicable
11 comments and code requirements as determined during the City's building permit
12 review process.
- 13 18. The parking areas shall be developed pursuant to CCMC Title 17 - Chapter 17.320,
14 Off-Street Parking and Loading. All vehicle surfaces shall be provided with an anti-
15 squeal finish.
- 16 19. ***To protect the residents in the rear from repair shop noise, the exit door at the
17 rear of the building accessing the repair area shall be closed at all time other
18 than when used to exit and re-enter the room***

19 **Fire Department:**

- 20 20. The applicant shall provide Offsite reporting per the 2007 California Fire Code.

21 **Building Safety Division:**

- 22 21. The Culver City Building Safety Division requires separate permits for building,
23 electrical, plumbing, and mechanical work.
- 24 22. The Culver City Building Safety Division requires five (5) sets of architectural and two
25 (2) sets of each of the structural drawings and calculations, geotechnical report, and
26 the mechanical, electrical, and plumbing permit applications.
- 27 23. All utilities shall be undergrounded or enclosed in the building construction. No
28 overhead utilities are permits.
- 29 24. The building codes the project will be reviewed under shall be the 2007 California
Building Codes.
- 25 25. The overall construction permit application drawings shall indicate any construction
26 staging areas proposed. The Culver City Engineering Division may require a separate
27 permit for the temporary use of any City right of way.

PRIOR TO THE ISSUANCE OF ANY DEMOLITION, GRADING, EXCAVATION, AND/OR BUILDING PERMIT

Planning Division:

26. Submit to the Planning Manager for approval:

- A. An exterior light fixture and illumination plan. Said exterior lighting shall be developed pursuant to CCMC Section 17.300, General Property Development and Use Standards. The plan shall identify the location and type of all exterior light fixtures. All lighting shall be directed onsite and light sources shall be shielded so as not to be intrusive to surrounding properties; and

Cultural Affairs Division:

- 25. The project will be subject to the City's Art in Public Places requirement per CCMC Title 15, Section 15.06.100 only if the valuation of the development exceeds the required threshold. The valuation will be calculation at the time of the building permit application submission.

Public Works/ Engineering:

- 26. Prior to the issuance of any building permits, two (2) sets of on and off-site improvement/grading plans prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting. Among other things, the site improvement/grading plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all proposed and existing utilities. An initial plan check fee in the mount of \$750.00 will be due upon first submittal.
- 27. Concurrent with the submittal of the site improvement plan/ grading plan, a Local Standard Urban Stormwater Mitigation Plan (SUSMP) or a site-specific mitigation package prepared by a registered Civil Engineer shall be submitted for review and implemented in accordance with the requirements of the following:

The SUSMP shall be developed and implemented in accordance with the requirements of:

- A. The Los Angeles County Municipal Stormwater NPDES Permit No. CAS614001 (Order No. 01-182).
- B. The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage.
- C. The site improvement plans shall note that the contractor shall comply with the "California Stormwater Best Management Practice Handbooks".

1 D. The Site Improvement Plans shall not be accepted for review unless the
2 SUSMP is included in the submittal package, including the plan check fee
3 associated with the SUSMP.

4 28. The Plan check fee for the SUSMP shall be paid at the time of the initial submittal, per
5 the most current fee schedule established by City Council.

6 29. Prior to the issuance of any demolition, grading, excavation and/or building permit, the
7 applicant shall submit the Local Storm Water Pollution Prevention Plan (LSWPPP) for
8 review and approval by the City Engineer. Prior to the start of design of these plans
9 and of necessary reports, the applicant's Civil Engineer shall meet with the City's
10 Stormwater Program Manager to obtain information on the City-specific and LSWPPP
11 requirements. The LSWPPP package shall be submitted to the attention of the Storm
12 Water Program Manager.

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

18 31. The LSWPPP package shall include all of the individual items listed in the Engineering
19 Division's Requirements for Local Storm Water Pollution Prevention Plan handout,
20 which may be obtained from the Engineering counter. If the LSWPPP package fails to
21 contain all required items, the package will not be accepted.

22 32. The scope of the information shown on the site plans must be limited to NPDES-
23 relevant information (i.e. turn off utility, architectural, or other features not relevant to
24 the NPDES requirements). Please contact city's Stormwater Consultant, at (310) 253-
25 5600 for any questions and to obtain instructions and handouts required for a
26 complete submittal and associated plan check fees. Prior to the start of design of
27 these plans and of necessary reports, the applicant's civil Engineer shall meet with the
28 City's Stormwater Consultant to obtain information on the City-specific LSWPPP
29 requirements.

30 33. The BMPs identified in the LSWPPP shall appropriately and effectively be
31 implemented and to the Maximum Extent Practicable (MEP) both the volume of storm
32 water leaving the site as well as the amount of sediments and other pollutants in the
33 storm water and the non-storm water discharges shall be reduced.

34 34. Drainage devices, concrete curb and gutter, sidewalk, drive approach, and roadway
35 pavement shall be designed to the latest edition of the American Public Works
36 Association (APWA) Standard Plans.

- 1 35. Prior to the commencement of any excavation, the applicant shall install a temporary
2 construction fence around the site. The height and fence material is subject to
3 approval by the City Engineer.
- 4 36. This project is subject to the City's Sewer Facility Charge and shall be paid prior to
5 the issuance of any permit.
- 6 37. **The existing driveway approach located on Washington Place shall be
7 reconstructed per Culver City standards and to the satisfaction of the City
8 Engineer. Due to the reduction of the width of the new driveway approach, the
9 remaining section of the existing driveway approach shall be reconstructed into
10 a sidewalk, curb, and gutter in its place per AWP standards.**
- 11 38. **The full width of the alley pavement adjacent to the property shall be
12 reconstructed from property line to property line, to include the concrete
13 longitudinal gutter per APWA Standards and to the satisfaction of the City
14 Engineer or his/her designee. The pavement shall be grinded two inches and
15 paved with two inches of new asphalt concrete and pavement. All pavement
16 failures shall be reconstructed prior to new paving.**
- 17 39. **All public utility services shall be permanently placed underground from the
18 utility source to the terminations facility on private property per CCMC Section
19 5.04.065. The applicant shall be responsible for all coordination for the
20 installation of the utility with the respective utility company and its necessary
21 construction.**
- 22 40. Trash enclosures shall be provided with minimum inside dimension of 10' x 12'.
23 However, the location and required number of bins for the proposed development
24 must be approved by the Public Works/Sanitation Division Manager, (310) 253-6400.
25 Separate trash bins for recyclable waste and regular solid waste material shall be
26 provided. The proposed trash enclosure shall include a minimum eight feet wide clear
27 opening, six inch concrete curb along the perimeter wall of the trash enclosure, and a
28 gate.
- 29 41. **One (1) new street tree, Mexican Fan (Washintonia Roustia) Palm, with 14 foot
minimum brown skin trunk shall be planted along Washington Place. The new
street tree shall be planted in a tree well per APWA Standards, and irrigated to
the satisfaction of the City's Street Tree Maintenance Supervisor.**

Fire Department:

42. A NFPA 13 Fire Sprinkler system shall be provided throughout the building.
43. The applicant must provide a double detector check assembly (DDCA) shall be provided and the Fire Department connection (FDC) flush mount devised installed per Fire Prevention specification on a concrete pad four feet wide by three feet deep.
44. The backflow devise shall be screened per Planning and Fire Prevention requirements.
45. The project shall meet the Fire Department requirements for Duct Smoke Detectors.
46. A pre-fire plan shall be provided to the Fire Department for review and approval prior to request for final inspection or use.
47. All plans shall have "Fire Department Notes:" to include all life safety requirements.

DURING CONSTRUCTION

Planning Division:

48. During all phases of construction, information that includes contact names and telephone numbers of the applicant, property owner, construction contractor(s), and City, shall be posted at the project site so as to be visible to the public. These names and telephone numbers shall be made available to adjacent property owners and residents.
49. During all phases of construction, all construction workers and contractors shall park onsite or at designated offsite locations approved by the City and not in the surrounding residential neighborhood.
50. Hours of Construction shall be limited to 8:00 A.M. to 6:00 P.M. Monday to Friday, and 9:00 A.M. to 6:00 P.M. on Saturday. Construction shall be prohibited on Sundays and National Holidays.
51. All graffiti shall be removed within 48 hours of its application and said removal standards shall continue once the development becomes operational.
52. The following noise standards shall be complied 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;

- 1 B. All construction equipment shall be properly maintained to minimize noise
2 emissions;
- 3 C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall
4 be setback from any street and other property lines so as to maintain the
5 greatest distance from the public right-of-way and from Noise Sensitive
6 Receptors;
- 7 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators,
8 and air conditioning units) shall be minimized by proper selection of equipment
9 and the installation of acoustical shielding as approved by the Planning
10 Manager and the Building Official in order that compliance with the CCMC
11 Noise Regulations and Standards is achieved; and
- 12 E. Stationary source equipment (i.e., compressors) shall be located so as to
13 maintain the greatest distance from the public right-of-way and from Noise
14 Sensitive Receptors.

15 **Public Works Department – Engineering Division:**

- 16 53. The construction contractor shall advise the Public Works inspector of the schedule
17 and shall meet with the inspector prior to commencement of work.
- 18 54. Dirt hauling and construction material deliveries or removal are prohibited during the
19 morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic
20 periods.
- 21 55. During construction, dust shall be controlled by regular watering and as directed by
22 the Public Works Department City inspector.
- 23 56. All staging and storage of construction equipment and materials, including the
24 construction dumpster and storage containers shall be on-site only. Prior written
25 permission shall be obtained from adjacent property owners for any construction
26 staging occurring on adjacent property.
- 27 57. A copy of the Local SWPPP, inspection logs, SUSMP/Site specific plan and training
28 records shall be kept on site and available for inspection at all times during
29 construction.

30 **PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO)**

31 **Planning Division:**

- 32 58. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction
33 of the Planning Manager.

1 59. The project shall comply with all provisions of the City's solar photovoltaic power
2 ordinance.

3 60. All applicable conditions of approval and required onsite and offsite improvements
4 shall be completed to the satisfaction of the Planning Manager.

5 **Public Works – Engineering Division:**

6 61. The applicant or property owner shall at his or her expense repair or replacement of
7 any damage to the public right-of-way caused by the construction of the proposed
8 project. Such repair or replacement is to be completed to the satisfaction of the City
9 Engineer.

10 62. All conditions of approval shall be completed to the satisfactory of the City Engineer.

11 63. Prior to issuance of the Certificate of Occupancy, the operators and/or owners shall
12 construct all the stormwater pollution control BMPs and structural treatment control
13 BMPs shown on the approved SUSMP or site-specific mitigation plan and submit a
14 stormwater observation report (may obtain form from the City's Stormwater Program
15 Manager), which shall include a wet-signed and stamped certification statement by
16 the engineer, who prepared the SUSMP site plans, confirming that the SUSMP BMPs
17 have been built as designed.

18 64. The applicant shall submit to the City Stormwater Program Manager a notarized
19 Master Covenant and Agreement (regarding on-site BMP maintenance) to be
20 recorded by the County Recorder of Los Angeles County. Prior to getting the
21 Agreement notarized, the applicant's civil engineer shall contact the City's Stormwater
22 Program Manager for review of the Agreement and for information on other
23 requirements associated with the recording process.

24 65. After the construction of the SUSMP-related BMPs, the applicant shall submit to the
25 City Stormwater Program Manager a completed Stormwater Observation Report Form
26 (stamped and signed by the civil engineer. or architect responsible for the SUSMP
27 design) to certify, based on their observations, that all SUSMP-related BMPs have
28 been constructed per the specifications and drawings.

29 66. All Public Works Department Conditions of Approval shall be completed to the
satisfaction of the City Engineer.

Fire Department:

67. The applicant shall provide a KNOX key box for the building and a KNOX key switch for the security doors and motorized gate.

APPROVED and ADOPTED this 24th day of September 2008.

DAVID ROCKWELL, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

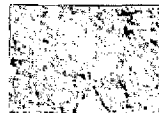


BARUCH'S MECHANIC SHOP

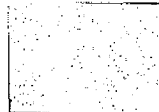
11187 WASHINGTON PL.
CULVER CITY, CA 90232

PROPOSED EXTERIOR ARCHITECTURAL COLORS AND MATERIALS

1. WALL: CONCRETE TEXTURED BLOCKED WALL. BY PACIFIC COAST BUILDING PRODUCTS. PRODUCT: SPLIT FACE. COLOR D345.



2. STUCCO WALL: LA HABRA STUCCO SANTA FE X-24 (BASE 200) FLOAT FINISH.



3. WALL MOLDINGS AND TRIM: FOAM MOLDINGS FULLY COVERED WITH STUCCO DESCRIBED IN ITEM 2. FLOAT FINISH 16/20.



4. WINDOWS, DOORS, AND TRASH E. GATE: METAL DOOR AND WINDOWS PER OWNER SELECTION. PAINT UNDER SPRAYGUN WITH DUNN-EDWARDS: MESA TAN SP-7.

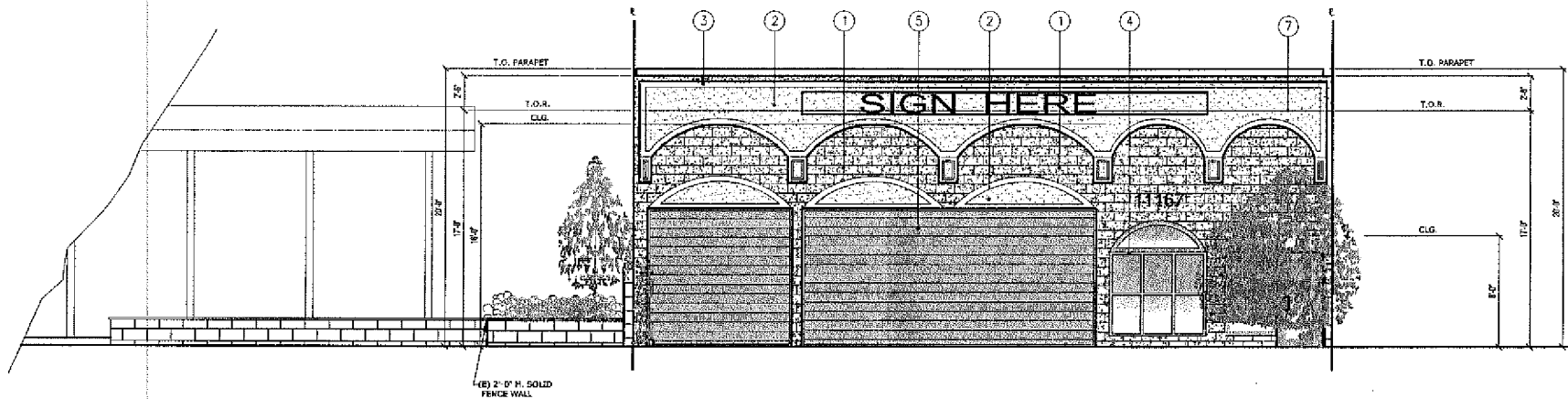


5. GARAGE DOOR: 16'-0"X10'-0" ROLL-UP METAL STEEL GARAGE DOOR. PAINT UNDER SPRAYGUN WITH DUNN-EDWARDS: MESA TAN SP-7.



6. EXTERIOR LIGHTING: TWO SIDE LIGHTING FIXTURE. COLOR: ALUMINUM.

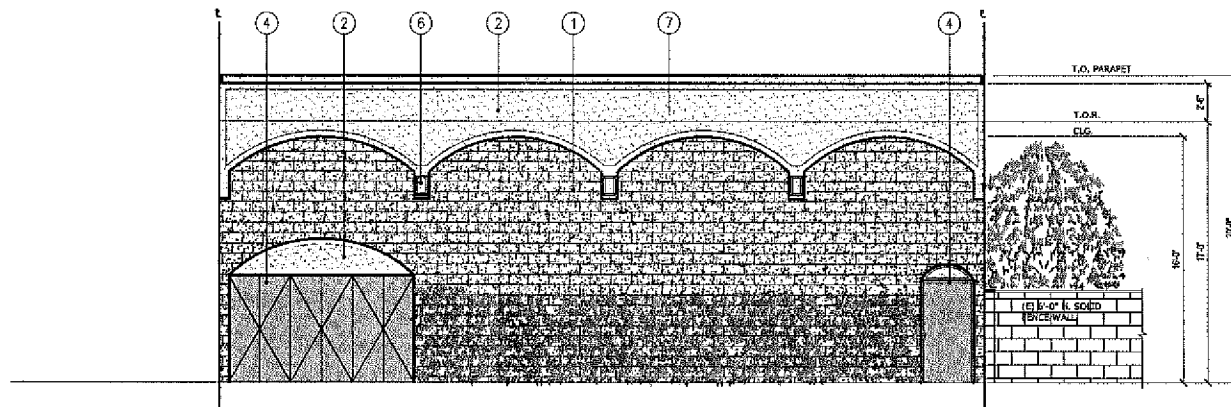




SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED ARCHITECTURAL FINISH SCHEDULE OF EXTERIOR

1. WALL: CONCRETE TEXTURED BLOCKED WALL, BY PACIFIC COAST BUILDING PRODUCTS, PRODUCT: SPLIT FACE, COLOR D345.
2. STUCCO WALL: LA HABRA STUCCO SANTA FE X-24 (BASE 200) FLOAT FINISH.
3. WALL MOLDINGS AND TRIM: FOAM MOLDINGS FULLY COVERED WITH STUCCO DESCRIBED IN ITEM 2. FLOAT FINISH 16120.
4. WINDOWS, DOORS, TRASH E. GATE, AND PARKING GATE: METAL DOOR AND WINDOWS PER OWNER SELECTION. PAINT UNDER SPRAYGUN WITH DUNN-EDWARDS: MESA TAN SP-7.
5. GARAGE DOOR: 16'-0"X10'-0" ROLL-UP METAL STEEL GARAGE DOOR. PAINT UNDER SPRAYGUN WITH DUNN-EDWARDS: MESA TAN SP-7.
6. EXTERIOR LIGHTING: TWO SIDE LIGHTING FIXTURE. COLOR: ALUMINUM.
7. ROOFING: CLASS "A" BUILT-UP ASPHALT MEMBRANE GRAY STONE COLORED.



NORTH ELEVATION
1/8" = 1'-0"

REVISIONS	BY

ELEVATIONS

JAY BARLICH
11107 WASHINGTON PL.
CLULVER CITY, CA 95022

OKSN ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS



PL. (20) 227-8195
1925 DOWNEY BLVD.
LOS ANGELES, CA 90041
e-mail: oksn@oksn.com

DRAWN: E.O.
CHECKED: OKB
DATE: 06-19-08
SCALE: 1/8"=1'-0"
JOB NO.: 2007-108
SHEET:

A-3

Are all materials, dimensions & notes of the documents

RELATIONS	BY

ELEVATIONS

JAY BARUCH
11167 WASHINGTON PL.
SILVER CITY, CA 90232

OKSW ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS

PH. (323) 257-6198
FAX (323) 257-5337

10000 CULVERWOOD BLVD.
EAGLE ROCK, CA 90015

1



- WEST ELEVATION
3/12" = 1'-0"



1

Attachment 7

Tahvili, Nancy

From: emily [esfconsult@sbcglobal.net]
Sent: Monday, July 28, 2008 4:08 PM
To: Tahvili, Nancy
Subject: june 13 notice

re repair shop at 11167 wash. PLACE? not Blvd.

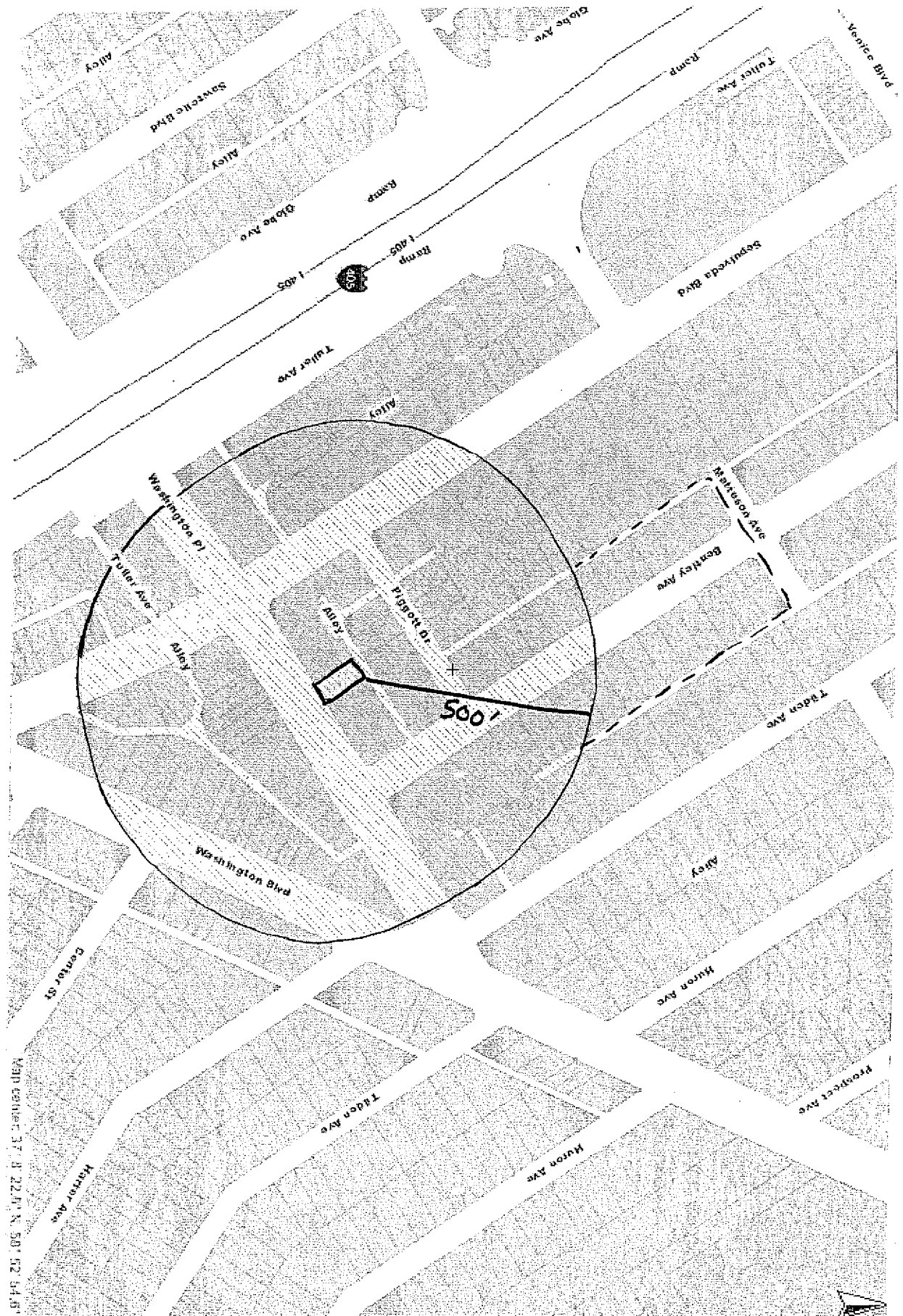
There are several of us that have great reservations @ another car repair shop near our homes. First of all we already have problems with the ones (3) already. They park their personal and repair cars for all day and days on Bentley taking away parking from park patrons and residents some of whom have no driveway. Because there was ONE person that testified before the old and stupid traffic commission the one block closest to the shops and Pigott got 1-hour daily parking restriction. That forced all the other day workers in and out of the area as well as the shops to park their cars further up Bentley to where we who live here cannot find spaces near our homes. As it is the shop at the corner has kept the same cars parked (for sale)for 4 years in the only two unrestricted spaces at the corner.

In addition, the mechanics test drive vehicles, speeding shreeching brakes and causing noise and air pollution, and have large trucks delivering or removing waste things creating unneeded traffic problems. We have no sidewalks here. Pedestrians must walk in the street. We also have a street that is so badly surfaced that any vehicle, but esp. trucks bounce making huge noise and make our houses vibrate and cause cracks in walls. The city's own garbage trucks are among the worst speeding offenders.

That proposed property is so small that they will have no room for many vehicles and will again use Bentley to dump their cars. Enough is enough. Three shops within feet of one another is too many now. My suggestion, yet again, is also that the meters in front of the park on Wash Pl be removed as no one uses them ever, and would give these shops a commercially zoned street to park on as it should be, esp. since Culver City does not protect its residential citizens enough as it is. We get no damn help from the city now, but stopping this would be a start.

I am speaking for 8 families here and I am sure more that I did not contact. Our street has become a dump for the garbage of people in the park as there are not enough large trash cans, nightly beer drinkers who never seem to be caught, and a speedway for thru traffic because we can't get speed bumps, even though the street has unintentionally got *unmarked* ones from the horrible disrepaired surface. There needs to be a way to protect an area from too much of one kind of development, esp. since there seems no desire from the city to protect the area residents from the effects that come from this. The fact that this is also an area with a park next to it where vulnerable children have to breathe more unhealthy air from toxic fumes generating from these shops, and another one would be of **absolutely no** benefit to the community itself.

500' Public Notice Boundary Map



17.400.125 - Vehicle Repair Shops

This Section provides location, development, and operating standards for vehicle repair shops, in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards):

- A. Operational Standards.** All vehicle repair shops shall comply with the following operational standards.
1. All work shall be performed within a fully enclosed structure.
 2. All structures shall be sufficiently soundproofed to prevent a disturbance or a nuisance to the surrounding properties, in compliance with Chapter 9.07 (Noise Regulations) of the CCMC.
 3. Dismantling of vehicles for purposes other than repair is prohibited.
 4. Vehicle parking or loading and unloading shall only occur on-site and not in adjoining public streets or alleys.
 5. Vehicles shall not be stored at the site for purposes of sale (unless the use is also approved as a vehicle sales lot).
 6. Damaged or wrecked vehicles shall not be stored for purposes other than repair.
 7. Location and display of accessories, batteries, and tires for sale shall be on or within 3 feet of the main structure's exterior.
 8. No vehicle rental activities shall be conducted on the vehicle repair shop (unless the use is also approved as a vehicle rental lot).
 9. All outdoor/open storage of materials shall be limited to a maximum area of 150 square feet and shall be enclosed by a 6-foot high solid decorative masonry wall, subject to the approval of the Director.
- B. Development Standards.** All vehicle repair shops shall comply with the following development standards.
1. All exterior light sources, including canopy, flood, and perimeter shall be energy efficient, stationary, and shielded or recessed to ensure that all light including glare or reflections, is directed away from adjoining properties and public rights-of-way, in compliance with Section 17.300.040 (Outdoor Lighting).
 2. All body damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding properties of the same elevation as determined by the Director.
- C. Site Maintenance.** All vehicle repair shops shall comply with the following maintenance standards.
1. Used or discarded automotive parts or equipment shall not be located outside of the main structure unless located within an approved outdoor storage area.
 2. A refuse storage area, completely enclosed with a masonry wall not less than 5 feet high with a solid gated opening, and large enough to accommodate standard sized commercial trash bins, shall be located to be accessible to refuse collection vehicles.
 3. Driveways and service areas shall be maintained and kept free of oil, grease, and other petroleum products in addition to litter. These areas shall be periodically cleaned with equipment that dissolves spilled oil, grease, and other petroleum products without washing them into the drainage, gutter, and sewer system.
- D. Additional Conditions.** Additional conditions (e.g., hours of operation, sign regulations, structure materials and design) may be imposed by the applicable review authority as deemed reasonable and necessary to protect the public health, safety, and general welfare of the community.

Attachment 2

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

September 24, 2008
7:00 P.M.

Call to Order & Roll Call

Present: David Rockwell, Chair
John Kuechle, Vice Chair
Marcus Tiggs, Commissioner
Linda Smith Frost, Commissioner
Anthony Pleskow, Commissioner

DRAFT

Staff Present:

Thomas Gorham,	Planning Manager
Sol Blumenfeld,	Community Development Director
Sherry Jordan,	Senior Planner
Nancy Tahvili,	Assistant Planner
Heather Baker,	Assistant City Attorney
Barry Kurtz,	City Traffic Consultant

o0o

Pledge of Allegiance

The Pledge of Allegiance was led by Thomas Gorham.

Items Not on the Agenda

None

PUBLIC HEARING

D-1. Discussion of Study Regarding Multi-Family Neighborhood Design Compatibility Issues and Draft Multi-Family Design Guidelines.

Sol Blumenfeld gave a summary and description of the study.

PUBLIC SPEAKERS

Rich Waters

DRAFT

- Feels that new developments in the city are too large and unaffordable.

Karen Kurakawa

- Concerns included the inaccuracy of the data regarding the number of multiple family residences
- Asked for clarification of the phrase 'character of the neighborhood';
- Stated that residents should be permitted to have input when the guidelines are developed;
- Stated that the study should be continued until completed.

Shuji Kurakawa

- Concerned about preserving the 'character of the neighborhood'.

Cary Anderson

- Concerned about parking.

Eleanor Osgood

- Would like to see the Code revised for R-1 zone.
- Stated that the study should include issues such as view, privacy and greenery.

Catherine Yanda

- Statement read into the record. Concerns included lighting, lack of digital images on the streetscape view, and recommended that the residents have input in the early stages of the study.

Commissioner Tiggs:

- Supports the study.
- Inquired about the additional costs, if any, for using the GIS system as a tool for the study and if there is an alternative method.
- Inquired about the timeline for completion of the study.

Commissioner Smith Frost:

- Supports the study and recommends its completion.
- Inquired if the guidelines after development will be given to each applicant at the onset of the application process.
- Stated that the GPS system would be a helpful tool.

- Stated that the study should be sensitive to the phrase "compatibility to the neighborhood" when making a decision on projects that meet the Code.

Commissioner Pleskow:

- Supports the study.
- Inquired about the criteria used to select the neighborhoods to be studied.
- Inquired about how much discretion the Commission will have after the guidelines are completed.
- Stated the desire to see more open space, sustainability and green space.
- Stated that developers should be strongly recommended to utilize the guidelines.

Vice Chair Kuechle:

- Supports the study.
- Encouraged staff to include input from residents in the early stages of the study.
- Recommended staff to consider reviewing studies conducted in other cities and that staff review each project in terms of what is in the best interest of the City.

Chair Rockwell:

- Supports the study and its completion.
- Concerned about staff's definition of density and massing.
- Suggested using square foot per acre method of measuring.
- Has parking concerns.

Commission voted 5-0 in support of the Study.

PH-1 conditional Use Permit (CUP) and Negative Declaration for the construction of a new vehicle repair shop with repair area, two service bays and 191 square feet of office located at 11167 Washington Place.

Nancy Tahvili gave a brief summary of the project.
Present for the applicant:

Yoni Cohen	-	Contractor
Nick Nachtigal	-	Project Designer
Donna Baruch	-	Applicant
Jay Baruch	-	Applicant

Commissioner Comments and Concerns:

Chair Rockwell:

- Concerned about the method that will be used to enforce the parking restrictions.
- Feels that the façade could be improved.

Vice Chair Kuechle:

- Concerned about how parking concerns from residents will be addressed.

Commissioner Tiggs

- Inquired about the number of employees at the project site who will utilize some of the allotted parking spaces.
- Inquired about the use of the rear door of the project.
- Agrees that the façade should be landscaped.

Commissioner Smith Frost:

- Stated that parking restrictions should be adhered to.
- Agreed that the design of the façade should be improved.

Commissioner Pleskow:

- Concerned about the lack of infill.
- Suggested possibly adding a wall for screening purposes.
- Suggested possibly relocating the front entrance.

Motion to approve the Mitigated Negative Declaration and Conditional Use Permit, as amended and subject to conditions of approval was moved by Vice Chair Kuechle, seconded by Commissioner Smith Frost. **Vote 5-0.**

o0o

C-1 Secretary's Report

Motion to approve the Secretary's Report was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. **Vote 5-0.**

o0o

C2- Approval of Minutes

Motion to approve Minutes of August 7, 2008 was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. 3-0, with two Commissioners absent on that date.

Motion to approve Minutes of September 10, 2008, as amended, was moved by Commissioner Tiggs, seconded by Vice Chair Kuechle. Vote 5-0.

ITEMS FROM STAFF

Thomas Gorham discussed upcoming meetings. The next regularly scheduled meeting will be October 8, 2008. Agenda items will include 8665 Hayden Place and Discussion on Standard Conditions.

ITEMS FROM COMMISSIONERS

Chair Rockwell inquired about the formation of the Council subcommittee on traffic.

Chair Rockwell also informed the Commission of his absence on October 8 and October 22, 2008 Planning Commission meetings.

ADJOURNMENT

There being no further business, at 10:30 p.m., the Planning Commission adjourned its meeting to an Adjourned Regular Meeting to be held on October 8, 2008.

David Rockwell, Chair
City of Culver City
Planning Commission

Yvonne D. Hunt
Administrative Secretary

Attachment 3

DRAFT RESOLUTION NO. 2008-P011

DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, CUP P2008068 FOR THE CONSTRUCTION OF A NEW VEHICLE REPAIR SHOP AT 11167 WASHINGTON PLACE IN THE COMMERCIAL GENERAL (CG) ZONE.

(Conditional Use Permit, CUP P2008068)

WHEREAS, on May 20, 2008, Jay Baruch, as the applicant of 11167 Washington Place, submitted a Conditional Use Permit application to construct a new vehicle repair shop consisting of a 1,196 square foot one-story building with two service bays, and 191 square feet of office area, on the project site described more fully as Lot 36 of Tract No. 10356, in the City of Culver City, and,

WHEREAS, in order to implement said proposed project, approval of Conditional Use Permit for a new vehicle repair shop is required:

WHEREAS, on September 24, 2008, the Planning Commission conducted a duly noticed public hearing on these applications, fully considering the application, plans, staff report, environmental information and all testimony presented; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission has determined the project will not have significant impacts on the environment, and that a Negative Declaration finding is appropriate; and

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of 5 to 0 that the project would not result in significant adverse environmental impacts, that a Negative Declaration

DRAFT

1 finding was appropriate and that Conditional Use Permit should be conditionally approved
2 and recommended to the City Council for approval as set forth herein below.

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

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

8
9 **Conditional Use Permit:**

10 As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a
11 Conditional Use Permit are hereby made:

12 **A. The proposed use is allowed within the subject zoning district with the approval**
13 **of a Conditional Use Permit and complies with all applicable provision of this**
14 **Title and CCMC.**

15 The Commercial General (CG) zoning designation allows the proposed use, a vehicle
16 repair shop subject to a Conditional Use Permit as outlined in CCMC Section 17.530.
17 Pursuant to CCMC Section 17.400.125, the project is conditioned to meet all
18 operational and development standards including site maintenance.

19 **B. The proposed use is consistent with the General Plan and any applicable**
20 **Specific Plan.**

21 The Land Use Element of the General Plan designates this site as "General Corridor."
22 This designation "is intended to support desirable existing and future neighborhood
23 and community serving commercial uses." The Commercial General (CG) zoning
24 district is the zoning designation which implements and is consistent with this General
25 Plan designation. The zoning code allows a vehicle repair shop subject to a
26 Conditional Use Permit.

27 **C. The design, location, size and operating characteristics of the proposed use are**
28 **compatible with the existing and future land use in the vicinity of the subject**
29 **site.**

30 The vehicle repair shop building features detailed architectural elements and sufficient
31 landscaping which are compatible with existing and future land uses in the vicinity.
32 The project will be required to comply with all operating, maintenance, and
33 development standards of CCMC Section 17.400.125 relating to vehicle repair shops
34 to ensure the use will be compatible with surrounding land uses.

1 **D. The subject site is physically suitable for the type and intensity of use being**
2 **proposed, including access, compatibility with adjoining land uses, shape, size,**
3 **provision of utilities and the absence of physical constraints.**

4 The 5,000 square foot lot can accommodate the 1,196 square foot building and seven
5 parking spaces with no physical constraints. Vehicular access to the site is from
6 Washington Place and there is adequate backup in the aisle for maneuvering of
7 vehicles. The Vehicle repair shop will not impact any utilities as they are existing and
8 available.

9 **E. The establishment, maintenance or operation of the proposed use will not be**
10 **detrimental to the public interest, health, safety or general welfare or injurious to**
11 **persons, property or improvements in the vicinity and zoning district in which**
12 **the property is located.**

13 The maintenance and operation of the proposed vehicle repair shop through this
14 approval subject to the conditions of approval will not be detrimental to the public
15 interest, health, safety or general welfare or injurious to persons, property or
16 improvements in the surrounding commercial zoning district or vicinity, since the
17 project will required to meet all applicable noise standards of the City's General Plan
18 Noise Element and all operational, development and site maintenance requirements
19 of CCMC Section 17.400.125.

20 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
21 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
22 CUP P2008068, subject to the following conditions:
23

24 GENERAL CONDITIONS

25 **Planning Division:**

- 26 1. The final working drawings shall conform to the development plans presented to and
27 reviewed and approved by the Planning Commission at its meeting on September 24,
28 2008, except as noted below.
- 29 2. The resolution approving Conditional Use Permit CUP P-2008068 and the Conditions
of Approval shall be referenced on the cover sheet, and repeated in full on attached
additional sheets of the final working drawings.
3. The applicant or the property owner shall provide the construction contractor(s) and
each subcontractor related to the Project a copy of the final project Conditions of
Approval. These conditions shall be enforceable through all legal and equitable
remedies, including the imposition of fines against each and every person who
conducts any activity on behalf of the property owner or the applicant on or near the

1 Project site. The applicant, property owner, and general construction contractor are
ultimately responsible for all actions or omissions of a subcontractor.

2 4. Conditions of approval herein shall apply to the applicant, the contractor/builder of the
3 project, the property owner, and any successor property owner that may legally
4 assume benefit of this Conditional Use Permit.

5 5. The City reserves the right to periodically inspect the premises without prior notification,
6 to ensure ongoing compliance with all conditions of approval.

7 6. This Conditional Use Permit, CUP P-2008068, shall expire unless:

8 A. Actual construction, in accordance with a valid City-issued building permit, is
9 commenced on the site within one (1) year after the effective date of the
10 Conditional Use Permit; or

11 B. Prior to the Conditional Use Permit expiration date, or any previously granted
12 extension to that expiration date, a written request for an extension,
13 accompanied by any and all required fees, has been satisfactorily filed by or on
behalf of the applicant/property owner and, thereafter, an extension is granted by
the Community Development Director, or designee, or the Planning Manager.

14 During the period any extension request has been satisfactorily and timely filed and
15 any decision regarding that request has been made by the City, this Conditional Use
16 Permit approval shall be suspended.

17 7. A certificate of occupancy for the approved project will be issued only upon completion
18 of all required site improvements and satisfaction of all conditions of approval.

19 8. The applicant, property owner and contractors shall use all reasonable efforts to reuse
20 and recycle construction and demolition debris, to use environmentally friendly
materials, and to provide energy efficient buildings, equipment and systems.

21 9. Any new sign(s) shall comply with the provisions of CCMC Title 17 - Chapter 17.330
22 Signs. A Sign Permit shall be approved by the Planning Department prior to installation
23 of any new signage.

10. All operational, maintenance, and development standards of CCMC Section 17.400.125 Vehicle Repair Shops shall be complied with. The City's Enforcement Services and Planning Divisions shall monitor the operations of the auto repair shop following occupancy and submit a report to the Planning Commission regarding the project's compliance with CCMC Section 17.400.125 and applicable conditions of approval contained herein six months after occupancy. If the applicant is found in violation of any standards and/or conditions of approval, then this Conditional Use Permit shall be referred back to the Planning Commission for possible permit revocation or modification pursuant to CCMC Section 17.660.015.A Permit Revocation or Modification.
11. By taking any benefit of this approval, the applicant and the property owner jointly and severely hereby agrees to indemnify, defend and hold harmless the City, and the City's elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, demands, lawsuits, judgments, liability, injury or damage which may result from or arise in connection with third party challenges to the City's approval of the project.
12. All planted areas shall be landscaped, irrigated and maintained pursuant to Culver City Municipal Code (CCMC) Title 17 – Chapter 17.310 Landscaping. As part of the building permit filing process, a minimum of three (3) sets of detailed landscape and irrigation plans - separate from the final working drawings shall be submitted to the Planning Division for review and approval.
13. The new street tree shall be supplied 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. The property owner shall maintain all street trees adjacent to the subject property.
14. In addition to the screening requirements for onsite parking areas including loading areas, refuse storage / trash compactor facilities, and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and:
- A. All exteriors of the proposed buildings shall be free of all un-aesthetically treated, exposed elements (i.e., plumbing pipes, electrical conduits, and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (i.e., ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or

without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager; and

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

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

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

16. All refuse containers assigned to or otherwise used by the project shall be stored on-site in the trash enclosures.

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

18. The parking areas shall be developed pursuant to CCMC Title 17 - Chapter 17.320, Off-Street Parking and Loading. All vehicle surfaces shall be provided with an anti-squeal finish.

19. To protect the residents in the rear from repair shop noise, the exit door at the rear of the building accessing the repair area shall be closed at all times other than when used to exit and re-enter the building.

Fire Department:

20. The applicant shall provide offsite reporting per the 2007 California Fire Code.

Building Safety Division:

21. The Culver City Building Safety Division requires separate permits for building, electrical, plumbing, and mechanical work.

- 1 22. The Culver City Building Safety Division requires five (5) sets of architectural and two
2 (2) sets of each of the structural drawings and calculations, geotechnical report, and
3 the mechanical, electrical, and plumbing permit applications.
4
5 23. All utilities shall be undergrounded or enclosed in the building construction. No
6 overhead utilities are permits.
7
8 24. The building codes the project will be reviewed under shall be the 2007 California
9 Building Codes.
10
11 25. The overall construction permit application drawings shall indicate any construction
12 staging areas proposed. The Culver City Engineering Division may require a separate
13 permit for the temporary use of any City right of way.
14

15
16 **PRIOR TO THE ISSUANCE OF ANY DEMOLITION, GRADING, EXCAVATION, AND/OR**
17 **BUILDING PERMIT**

18 **Planning Division:**

- 19 26. The final project design shall be modified to enhance the building architecture, provide
20 additional screening of the parking along the sidewalk and create a portal to the site,
21 to the satisfaction of the Planning Manager.
22
23 27. Submit to the Planning Manager for approval:
24
25 A. An exterior light fixture and illumination plan. Said exterior lighting shall be
26 developed pursuant to CCMC Section 17.300, General Property Development
27 and Use Standards. The plan shall identify the location and type of all exterior
28 light fixtures. All lighting shall be directed onsite and light sources shall be
29 shielded so as not to be intrusive to surrounding properties.

30 **Cultural Affairs Division:**

- 31 28. The project will be subject to the City's Art in Public Places requirement per CCMC
32 Title 15, Section 15.06.100 only if the valuation of the development exceeds the
33 required threshold. The valuation will be calculation at the time of the building permit
34 application submission.

35 **Public Works/ Engineering:**

- 36 29. Prior to the issuance of any building permits, two (2) sets of on and off-site
37 improvement/grading plans prepared by a civil engineer registered in the State of
38 California, shall be submitted to the Engineering Division for review, approval, and
39 permitting. Among other things, the site improvement/grading plan shall include
40 detailed drainage and grading of the site indicated by topographical lines and spot
41 elevations, and indicate all proposed and existing utilities. An initial plan check fee in
42 the amount of \$750.00 will be due upon first submittal.

1 30. Concurrent with the submittal of the site improvement plan/ grading plan, a Local
2 Standard Urban Stormwater Mitigation Plan (SUSMP) or a site-specific mitigation
3 package prepared by a registered Civil Engineer shall be submitted for review and
4 implemented in accordance with the requirements of the following:

5 The SUSMP shall be developed and implemented in accordance with the
6 requirements of:

7 A. The Los Angeles County Municipal Stormwater NPDES Permit No.
8 CAS614001 (Order No. 01-182).

9 B. The SUSMP shall provide BMPs that adequately address the pollutants
10 generated during the post-construction stage.

11 C. The site improvement plans shall note that the contractor shall comply with the
12 "California Stormwater Best Management Practice Handbooks".

13 D. The Site Improvement Plans shall not be accepted for review unless the
14 SUSMP is included in the submittal package, including the plan check fee
15 associated with the SUSMP.

16 31. The Plan check fee for the SUSMP shall be paid at the time of the initial submittal,
17 per the most current fee schedule established by City Council.

18 32. Prior to the issuance of any demolition, grading, excavation and/or building permit,
19 the applicant shall submit the Local Storm Water Pollution Prevention Plan
20 (LSWPPP) for review and approval by the City Engineer. Prior to the start of design
21 of these plans and of necessary reports, the applicant's Civil Engineer shall meet with
22 the City's Stormwater Program Manager to obtain information on the City-specific and
23 LSWPPP requirements. The LSWPPP package shall be submitted to the attention of
24 the Storm Water Program Manager.

25 33. The LSWPPP shall be developed and implemented in accordance with the
26 requirements of the current Los Angeles county Municipal Stormwater NPDES Permit
27 No. CAS614001 and the CCMC Section 5.05.035. Prior to the issuance of any
28 demolition, grading, excavation, and /or building permit, the applicant shall have a
29 LSWPPP package approved by the City Engineer.

30 34. The LSWPPP package shall include all of the individual items listed in the
31 Engineering Division's Requirements for Local Storm Water Pollution Prevention Plan
32 handout, which may be obtained from the Engineering counter. If the LSWPPP
33 package fails to contain all required items, the package will not be accepted.

- 1 35. The scope of the information shown on the site plans must be limited to NPDES-
2 relevant information (i.e. turn off utility, architectural, or other features not relevant to
3 the NPDES requirements). Please contact city's Stormwater Consultant, at (310) 253-
4 5600 for any questions and to obtain instructions and handouts required for a
5 complete submittal and associated plan check fees. Prior to the start of design of
6 these plans and of necessary reports, the applicant's civil Engineer shall meet with
7 the City's Stormwater Consultant to obtain information on the City-specific LSWPPP
8 requirements.
- 9 36. The BMPs identified in the LSWPPP shall appropriately and effectively be
10 implemented and to the Maximum Extent Practicable (MEP) both the volume of storm
11 water leaving the site as well as the amount of sediments and other pollutants in the
12 storm water and the non-storm water discharges shall be reduced.
- 13 37. Drainage devices, concrete curb and gutter, sidewalk, drive approach, and roadway
14 pavement shall be designed to the latest edition of the American Public Works
15 Association (APWA) Standard Plans.
- 16 38. Prior to the commencement of any excavation, the applicant shall install a temporary
17 construction fence around the site. The height and fence material is subject to
18 approval by the City Engineer.
- 19 39. This project is subject to the City's Sewer Facility Charge and shall be paid prior to
20 the issuance of any permit.
- 21 40. The existing driveway approach located on Washington Place shall be reconstructed
22 per Culver City standards and to the satisfaction of the City Engineer. Due to the
23 reduction of the width of the new driveway approach, the remaining section of the
24 existing driveway approach shall be reconstructed into a sidewalk, curb, and gutter in
25 its place per AWWA standards.
- 26 41. The full width of the alley pavement abutting the subject property lot lines shall be
27 reconstructed to include the concrete longitudinal gutter per APWA Standards and to
28 the satisfaction of the City Engineer or his/her designee. The pavement shall be
29 grinded two inches and paved with two inches of new asphalt concrete and
pavement. All pavement failures shall be reconstructed prior to new paving.
42. All public utility services shall be permanently placed underground from the utility
source to the terminations facility on private property per CCMC Section 5.04.065.
The applicant shall be responsible for all coordination for the installation of the utility
with the respective utility company and its necessary construction.

1 43. Trash enclosures shall be provided with minimum inside dimension of 10' x 12'.
2 However, the location and required number of bins for the proposed development
3 must be approved by the Public Works/Sanitation Division Manager, (310) 253-6400.
4 Separate trash bins for recyclable waste and regular solid waste material shall be
5 provided. The proposed trash enclosure shall include a minimum eight feet wide clear
6 opening, six inch concrete curb along the perimeter wall of the trash enclosure, and a
7 gate.

8 44. One (1) new street tree, Mexican Fan (Washintonia Roustia) Palm, with 14 foot
9 minimum brown skin trunk shall be planted along Washington Place. The new street
10 tree shall be planted in a tree well per APWA Standards, and irrigated to the
11 satisfaction of the City's Street Tree Maintenance Supervisor.

12 **Fire Department:**

13 45. A NFPA 13 Fire Sprinkler system shall be provided throughout the building.

14 46. The applicant must provide a double detector check assembly (DDCA) shall be
15 provided and the Fire Department connection (FDC) flush mount devised installed
16 per Fire Prevention specification on a concrete pad four feet wide by three feet deep.

17 47. The backflow devise shall be screened per Planning and Fire Prevention
18 requirements.

19 48. The project shall meet the Fire Department requirements for Duct Smoke Detectors.

20 49. A pre-fire plan shall be provided to the Fire Department for review and approval prior
21 to request for final inspection or use.

22 50. All plans shall have "Fire Department Notes:" to include all life safety requirements.

23 **DURING CONSTRUCTION**

24 **Planning Division:**

25 51. During all phases of construction, information that includes contact names and
26 telephone numbers of the applicant, property owner, construction contractor(s), and
27 City, shall be posted at the project site so as to be visible to the public. These names
28 and telephone numbers shall be made available to adjacent property owners and
29 residents.

52. During all phases of construction, all construction workers and contractors shall park
onsite or at designated offsite locations approved by the City and not in the
surrounding residential neighborhood.

53. Hours of Construction shall be limited to 8:00 A.M. to 6:00 P.M. Monday to Friday, and 9:00 A.M. to 6:00 P.M. on Saturday. Construction shall be prohibited on Sundays and National Holidays.

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

55. The following noise standards shall be complied 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 that compliance with the CCMC Noise Regulations and Standards is achieved; 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.

Public Works Department – Engineering Division:

56. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.

57. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic periods.

58. During construction, dust shall be controlled by regular watering and as directed by the Public Works Department City inspector.