



Culver CITY

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**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, OCTOBER 8, 2014
7:00 P.M.**

PUBLIC COMMENT

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

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

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

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

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

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

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

CELL PHONES AND OTHER DISTRACTIONS

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

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ALD

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Culver CITY

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AGENDA
Planning Commission
Wednesday, October 8, 2014
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On the Agenda

PUBLIC HEARINGS*

- PH-1. Administrative Use Permit, AUP-P2014072:** Request to allow modifications to an existing Type-47 (on-sale general eating place) alcohol license extending the sale of alcohol until 2:00 a.m. daily at El Baron Restaurant and Nightclub located at 8641 W. Washington Boulevard in the East Washington Overlay (EWO) Zone. (Continued from September 10, 2014)
Recommendation: Adopt resolution APPROVING the request
- PH-2. Site Plan Review, SPR-P2014122:** Request to allow the construction of three (3) auto service buildings totaling 26,284 square feet at 6002 Centinela Avenue in the Commercial General (CG) Zone.
Recommendation: Adopt resolution APPROVING the request
- PH-3. Conditional Use Permit CUP P-2014076:** Request to allow retail sales of alcoholic beverages (beer and wine) for off-site consumption at a gas station convenience store located at 11197 Washington Place in the Commercial General (CG) Zone.
Recommendation: Adopt resolution APPROVING the request

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

C-1. Approval of Minutes of September 10, 2014.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

APPEAL RIGHTS:** Decisions of the Planning Commission are subject to appeal to the City Council in accordance with the provisions of Chapter 17.640, Appeals, of the Culver City Municipal Code (CCMC). Pursuant to CCMC Section 17.640.030.A, appeals of Planning Commission decisions must be filed with the City Clerk ***within 15 calendar days of the decision date. Any person wishing to appeal a decision of the Planning Commission should refer to CCMC Chapter 17.640 to ensure that all required procedures are followed. If you have questions regarding the appeal procedures, please contact the City Clerk's Office at 310-253-5851 or city.clerk@culvercity.org.

Upcoming Public Meeting Schedule –(Tentative) – 2014

Date	Day	Time	Location
<i>City Council</i>			
October 13	Monday	7:00PM	Council Chambers
<i>Civil Service Commission</i>			
November 5	Wednesday	7:00PM	Council Chambers
<i>Cultural Affairs Commission</i>			
October 14	Tuesday	7:00PM	Council Chambers
<i>Parks & Recreation Commission</i>			
November 3	Tuesday	7:00PM	Council Chambers
<i>Planning Commission</i>			
October 22	Wednesday	7:00PM	Council Chambers

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: October 8, 2014		Item Number: PH-1
AGENDA ITEM: Administrative Use Permit, AUP-P2014072 to allow proposed modifications to an existing Type-47 (on-sale general eating place) alcohol license extending the sale of alcohol until 2:00 a.m. daily at El Baron Restaurant and Nightclub located at 8641 W. Washington Boulevard.		
Contact Person/Dept.: Manuel Muñoz, Assistant Planner		Phone Number: (310) 253-5756
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: On August 20, 2014, 2014, notices were mailed to all the property owners and occupants within a 500-foot radius of the site. Email to the Master Notification List was made on August 20, 2014.		
Planning Approval: Thomas Gorham, Deputy Community Development Director/Planning Manager		Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

1. Approve Administrative Use Permit, AUP-P2014072, as stated in Resolution No. 2014-P10 (Attachment No. 1).

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.

REQUEST:

On April 28, 2014, Marta A. Palacios of El Baron Restaurant and Nightclub (Applicant), submitted an application for an Administrative Use Permit (AUP) to allow the continued sale of alcoholic beverages for on-site consumption, including proposed modifications to an existing Type-47 (on-sale general eating place) alcohol license extending the sale of alcohol until 2:00 am on the subject property.

Pursuant to Culver City Municipal Code (CCMC) Section 17.630.0115 – “Notice of Decision”, the Community Development Director has decided to refer the AUP to the Planning Commission for determination. The reason for the referral to the

City of Culver City, California
Planning Commission Agenda Item Report

Planning Commission is the high level of interest in the subject application from the surrounding neighborhood and comments submitted related to concerns over noise, parking, and others.

BACKGROUND:

On September 10, 2014 the Planning Commission conducted a public hearing on the subject application. The staff recommendation as stated in the September 10, 2014 staff report was for the Commission to deny the application. Please refer to the September 10th staff report for detailed project information. Following testimony during the public hearing and discussion and deliberation amongst the Commission, the Commission determined that they would like to approve the application subject to conditions of approval. The Commission continued the public hearing and directed staff to bring back a resolution approving the application along with conditions of approval. The recommended conditions of approval included the following:

- Limiting the hours of alcohol sales, service and consumption to 9:00 am to 11:00 pm Sunday through Thursday; and 9:00 am to 1:30 am Friday and Saturday.
- Require the applicant to submit a security plan
- Require the applicant to submit a plan for valet parking
- Require various site improvements
- Require a look back provision for the AUP

Staff has drafted the attached Resolution No. 2014-P010 outlining the findings for approval of the AUP and Exhibit A – Conditions of Approval (Attachment No. 1) for the Commissions consideration.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the Project established there are no potentially significant adverse impacts on the environment and the Project has been determined to be Categorically Exempt under Section 15301, Class 1 – Existing Facilities, because the proposed Project consists of the operation of an existing structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

ATTACHMENTS:

1. Resolution No. 2014-P010 and Exhibit A – Conditions of Approval

1 RESOLUTION NO. 2014-P010

2
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
4 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE USE PERMIT, AUP-
5 P2014072 TO ALLOW THE CONTINUED SALE OF ALCOHOLIC BEVERAGES
6 FOR ON-SITE CONSUMPTION, INCLUDING PROPOSED MODIFICATIONS TO
7 AN EXISTING TYPE-47 (ON-SALE GENERAL EATING PLACE) ALCOHOL
8 LICENSE EXTENDING THE SALE OF ALCOHOL AT 8641 W. WASHINGTON
9 BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

10 (Administrative Use Permit, AUP-P2014072)

11 WHEREAS, on April 28, 2014, Marta A. Palacios of El Baron Restaurant and
12 Nightclub (Applicant) filed an Administrative Use Permit (AUP) application to allow the
13 continued sale of alcoholic beverages for on-site consumption, including proposed
14 modifications to an existing type-47 (on-sale general eating place) alcohol license allowing the
15 sale of alcohol from 9:00 am to 11:00 pm on Sunday to Thursday and from 9:00 am to 1:30 am
16 on Friday and Saturday at 8641 W. Washington Boulevard (the "Project"), located in the City
17 of Culver City, County of Los Angeles, State of California; and,

18 WHEREAS, in order to implement the Project, approval of the following land use
19 permit application is required:

20 Administrative Use Permit, AUP-P2014072: To ensure the Project complies with all
21 required standards and City ordinances and establish all onsite and offsite conditions of
22 approval to reflect the use and site features and compatibility of the proposed Project with
23 the uses on adjoining properties; and,

24 WHEREAS, on September 10, 2014, after conducting a duly noticed public
25 hearing on the subject application, including full consideration of the application, plans, staff
26 report, environmental information and all testimony presented, the Planning Commission
27 continued the item to October 8, 2014 meeting; and
28
29

1 WHEREAS, on October 8, 2014, after full consideration of the plans, staff report,
2 environmental information and all testimony presented, the Planning Commission, by a vote of
3 __ to __, conditionally approved Administrative Use Permit, AUP-P2014072 as set forth herein
4 below.

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

7 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver
8 City Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.530.020, the following
9 findings for an Administrative Use Permit are hereby made:
10

11 **A. The proposed use is allowed within the subject zoning district with the approval of**
12 **an Administrative Use Permit or Conditional Use Permit and complies with all other**
13 **applicable provisions of this Title and the CCMC.**

14 Pursuant to CCMC Section 17.220.015, Table 2-5, the existing use, a restaurant, is a
15 permitted use in the Commercial General (CG) Zone and alcohol sales is allowed with the
16 approval of an Administrative Use Permit. Further, the existing use and proposed sale of
alcohol, as conditioned, will comply with all applicable provisions of Title 17 of the CCMC
and other applicable provisions of the Municipal Code.

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

19 The use, a restaurant and sale of alcohol, is a family owned, small-business thereby
20 implementing Policy 5.B "Encourage small-business ownership through incentives that
21 facilitate individual ownership". The use is also consistent with Policy 5F which "Encourage
22 "extended-hour" business in areas that could benefit from increased levels of activity and
23 security. The Project, will expand Culver City's economic base, serving the needs of the
City's residential and business community as well as the wider community, as called for in
Objective 5. Economic Diversity of the General Plan Land Use Element. There is no
Specific Plan designated for this area.

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

26 The Project site is surrounded with a mix of commercial and residential uses. Directly to
27 the south and across Washington Boulevard are commercial properties zoned CG
28 (General Commercial) and beyond are residential properties zoned R2 (Residential Two
Family). To the north are residential properties zoned R1 (Residential Single Family) in
29

the City of Culver City and more residential properties in the City of Los Angeles. To the west and east are commercial properties zoned CG (General Commercial). Culver Automotive, a vehicle repair business, is located to the west and Muddy Leek, a restaurant, is located to the east. The existing restaurant use with alcohol service is a typical use located along the City's commercial corridors. The approval of the AUP will make the existing legal nonconforming alcohol service use a legal conforming use and will allow the City to impose conditions on the use including limited hours of service, provisions for security, and valet parking to help ensure that the use will be compatible with the surrounding uses.

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

The Project was developed circa 1927 per Los Angeles County Assessor's Office records with a 3,595 square-foot two-story building. The building has been a nightclub/cocktail bar/restaurant since 1954 and more specifically has operated as El Baron Restaurant and Nightclub since 2006. Therefore, the site is physically suitable for the type and intensity of use being proposed. The site currently has 5 parking stalls and is considered legal non-conforming as a total of 28 parking stalls are required. To address the nonconforming parking, the Applicant, as part of this approval, will be required to provide additional off-site parking and a valet parking plan. As the building has been used as a restaurant and nightclub for over 60 years its continued use with the addition of conditions of approval related to alcohol service hours, security, parking, and on-site improvements will ensure its compatibility with adjoining land uses.

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

Compliance with City development standards and the conditions of approval will ensure that the proposed operation will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. As an existing use and with the required conditions of approval, the limited increase in alcohol service hours is not expected to impact the surrounding area to a degree that would be detrimental to the public interest, health, safety, or general welfare.

SECTION 2. Pursuant to the California Environmental Quality Act (CEQA)

Guidelines, initial review of the Project established there are no potentially significant adverse impacts on the environment and the Project has been determined to be Categorically Exempt under Section 15301, Class 1 – Existing Facilities, because the

1 proposed Project consists of the operation of an existing structure, involving negligible or
2 no expansion of use beyond that existing at the time of the lead agency's determination.

3
4 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning
5 Commission of the City of Culver City, California, hereby approves Administrative Use Permit,
6 AUP-P2014072, subject to the conditions of approval set forth in Exhibit A attached hereto and
7 incorporated herein by this reference.
8

9 APPROVED and ADOPTED this 8th day of October, 2014.
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13 _____
14 LINDA SMITH FROST, CHAIRPERSON
15 PLANNING COMMISSION
16 CITY OF CULVER CITY, CALIFORNIA

17 Attested by:

18 _____
19 Yvonne Hunt, Administrative Secretary
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EXHIBIT A
RESOLUTION NO. 2014-P010
8641 Washington Boulevard
Case No. AUP-P2014072

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
1.	These Conditions of Approval are being imposed on El Baron Restaurant and Nightclub to allow the continued sale of alcoholic beverages for on-site consumption, including proposed modifications to an existing Type-47 (on-sale general eating place) alcohol license extending the hours of alcohol sales (the "Project"), for the property located at 8641 Washington Boulevard Culver City, CA 90232 (the "Property").	All	Standard	
2.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
3.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
4.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
5.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	

EXHIBIT A
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Case No. AUP-P2014072

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
6.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
7.	Consumption of alcohol shall be in compliance with the requirements of the State Alcohol Beverage Control Board (ABC) and CCMC Section 17.400.015 - Alcoholic Beverage Sales.	Planning	Special	
8.	The applicant shall be required to submit to the Planning Division a copy of the ABC license immediately upon issuance by ABC of said license.	Planning	Special	
9.	There shall be no exterior advertising sign of any kind, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. This condition is not meant to preclude an interior display of alcoholic beverage containers within the interior of the restaurant space.	Planning	Special	
10.	The sale and dispensing of alcoholic beverages shall be for on-site consumption only. There shall be no off-site sale of alcoholic beverages. The sale of alcoholic beverages in conjunction with "to-go food orders" or "delivery" shall not be permitted.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2014-P010
8641 Washington Boulevard
Case No. AUP-P2014072

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
11.	The sale, service, and consumption of alcohol beverages are limited to the following hours: 9:00 am to 11:00 pm Sunday through Thursday; 9:00 am to 1:30 am Friday and Saturday. "Last call" shall be 30 minutes prior to the end of the alcohol service hours listed above and all alcoholic beverages shall be picked up by restaurant wait staff at the end of the alcohol services hour listed above.	Planning	Special	
12.	The premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing food, and shall provide a menu containing an assortment of food normally offered in such restaurants. Food service shall be available at all times during business operating hours.	Planning	Special	
13.	Restaurant employees and/or security personnel shall actively monitor the premises and the immediate surrounding area for loiterers and signs shall be placed at the entrance and behind the building along the alley side that states "No Loitering" and "No Public Drinking of Alcoholic Beverages." Said signage shall be approved by the Planning Manager.	Planning	Special	
14.	Restaurant management shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes.	Planning	Special	
15.	The City reserves the right to request of ABC additional conditions such as hours of operation restrictions, restriction of type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2014-P010
8641 Washington Boulevard
Case No. AUP-P2014072

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
16.	The restaurant management shall identify a contact person and provide a 24-hour “hot line” telephone number for any inquiries or complaints from the community regarding the subject facility. The phone number shall be posted on the site so that it is readily visible to any interested party. The hot line shall be: • Responded to within 24 hours of the time the complaints/inquiries are made. • Documented in a log identifying when calls were received and the action taken. The log shall be available for review by the City upon request.	Planning	Special	
17.	The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same quarter. The management shall at all times maintain records which separately reflect the gross sales of food and the gross of sales of alcoholic beverages of the business. Said records shall be maintained on a quarterly basis and shall be made available to the City upon request.	Planning	Special	
18.	Within thirty (30) days of the effective date of the AUP the applicant shall install or pay to have the City install “No Parking Signs” and/or red curbs in the existing public alley adjacent to the Project’s boundary as determined by the Public Works Department.	Public Works/ Planning	Special	
19.	Within thirty (30) days of the effective date of the AUP the applicant shall submit a Valet Parking Plan to the Planning Manager to be kept on file in the Planning Division. The plan shall identify a total of 28 parking stalls to be maintained on-site or off-site during business operating hours. Valet parking shall not occur on public streets and/or in the adjacent residential neighborhoods. The valet parking shall not circulate through adjacent residential streets or the rear alley of the subject property. The valet plan must be approved by the Public Works Department and the Planning Division.	Public Works/ Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
20.	Within thirty (30) days of the effective date of the AUP the applicant shall submit a security plan to the Director for approval. The plan shall address issues to include but not limited to the number of security guards, security operating hours, procedures for maintaining security in dealing with intoxicated patrons, and emergency procedures. The plan must be maintained on file with the Planning Division.	Planning	Special	
21.	Within thirty (30) days of the effective date of the AUP the applicant shall submit plans to the Planning Division for a proposed trash enclosure. The design and location of the trash enclosure shall be approved by the Public Works Department and must be installed pursuant to approved plans within thirty (30) days after issuance of a building permit.	Public Works/ Planning	Special	
22.	Within thirty (30) days of the effective date of the AUP the applicant shall remove the existing non-functional pay phone on the southeast corner of the parking lot.	Planning	Special	
23.	Within thirty (30) days of the effective date of the AUP the applicant shall submit plans to the Planning Division for the installation of landscaping within existing landscape planters along the west and north boundaries of the parking lot. The landscaping shall be installed within thirty (30) days after plan approval by the Planning Division.	Planning	Special	
24.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meetings on September 10 and October 8, 2014, except as modified by these Conditions of Approval.	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2014-P010
8641 Washington Boulevard
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
25.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
26.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
27.	The Property shall be maintained daily so that it is free of trash and litter.	Planning	Standard	
28.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
29.	The Conditions of Approval shall be retained on the premises at all times and be immediately provided upon request of any law enforcement officer or ABC investigator. The management and all employees shall be knowledgeable of the conditions contained herein.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2014-P010
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Case No. AUP-P2014072

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
30.	Following one year after the effective date of this AUP, the Planning Manager shall prepare a compliance report for review by the Director which evaluates compliance with Conditions of Approval. The applicant may be required to provide supporting documentation related to the business compliance.	Planning	Special	
31.	Pursuant to Zoning Code Chapter 17.660, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.	Planning	Special	

City of Culver City, California
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Meeting Date: October 8, 2014	Item Number: <u>PH-2</u>
AGENDA ITEM: Site Plan Review, SPR P2014122 to allow the construction of three (3) auto service buildings totaling 26,284 square feet at 6002 Centinela Avenue in the Commercial General (CG) Zone.	
Contact Person/Dept.: Jose Mendivil, Associate Planner	Phone Number: (310) 253-5757
Public Hearing: ☒ [X]	Action Item: ☐ [] Attachments: ☒ [X]
Public Notification: A sign was posted on the project site on September 17, 2014. Notices were mailed on September 17, 2014, to all the property owners and occupants within a 500-foot radius of the site. Emailed to the Master Notification List on September 17, 2014.	
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Mitigated Negative Declaration based on the Initial Study (Attachment No. 5) finding that the project will not have a significant adverse impact on the environment provided certain mitigations are implemented;
2. Approve Site Plan Review, SPR P2014122, subject to the Conditions of Approval as stated in Resolution No. 2014-P011 (Attachment No. 1).

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 or recommendation.

BACKGROUND:

On July 7, 2014, an application was submitted by Carlile Coatsworth Architects (Applicant) representing Airport Marina Ford and Honda (Owner) for a Site Plan Review to allow the construction of three (3) auto service buildings totaling 26,284

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square feet at 6002 Centinela Avenue in the Commercial General (CG) zone in conjunction with the existing Airport Marina Ford and Honda automobile dealership located at 5880 Centinela Avenue in the City of Los Angeles.

General Information

See Attachment No. 2, Project Summary

Existing Conditions

The subject site (See Attachment No. 3 – Area Map) is comprised of two undeveloped parcels with a total area of 74,514 square feet and is located along the west side of Centinela Avenue with approximately 1,435 square feet of street frontage and an approximate width of 50 feet. The site includes (3) large billboard signs. A preliminary geotechnical investigation has found that the site contains artificial fill of one to two feet in depth. Groundwater was also encountered at a depth of 40 feet. A storm drain, oil lines, sewer easement, telephone cabinet, cable TV lines, a utility vault, a ground water monitoring well, and traffic lights are located within the project site. The site is bordered by a flood control channel and the 405 Freeway to the west and north; Centinela Avenue and Hillside Memorial Cemetery and a Chevron Service Station to the east; and the Airport Marina Ford and Honda automobile dealerships to the south (See Attachment No. 4 – Aerial Map).

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Project Description

The proposed project (See Attachment No. 7 – Preliminary Development Plans) involves the construction of three new auto service buildings totaling 26,284 square feet as outlined below:

Building	Levels/Height	Use	Building Length & Width	Building Area
Building A	1 level/24 ft	12 auto service bays	216 ft,8 in x 24 ft.	5,216 sq. ft.
Building B	2 levels/29 ft	parts and fluid storage, electrical room, break room, lockers, night drop, and restrooms.	140 ft by 24 ft.	6,309 sq.ft.
Building C	2 levels/30 ft	15 auto service bays, parts and fluid storage, electrical room, break room, lockers, night drop, and restrooms.	460 ft. by 24 ft.	14,759 sq. ft.
Total				26,284 sq. ft.

The proposed service buildings will expand the existing service facilities for the Airport Marina Ford and Honda auto dealerships. Customers needing to service their vehicles will drop off their cars in the existing auto dealership service area and will pick up their cars in the same place. Auto service employees will drive the vehicles to and from the drop-off and pickup point to the new service bays along a drive aisle connecting the existing auto dealership to the new auto service buildings. There are two existing driveways and one new driveway along Centinela that will provide access to the site for the Fire Department and continued access for the Los Angeles County Flood Control District to the adjacent flood control channel. These driveways will not be accessible to the public.

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ANALYSIS:

Site Plan

The buildings will be long and narrow and located five feet from the curb line along Centinela Avenue. This 5 foot wide setback will be provided for the entire length of the street frontage. The property line is located at the curb line and the 5 foot setback strip will be used for landscaping, street lights, fire hydrants, and appurtenant utilities required to service the improvements. The City will require a public access easement over the 5 foot wide strip to ensure accessibility and maintenance of the fire hydrants, street lights, and utilities serving those improvements. Beyond the buildings to the west is a 20 foot drive aisle that will provide access to the service buildings and on-site parking from the adjacent dealership. An 8 foot high solid fence will be located along the entire western edge of the site to provide screening from the adjacent freeway. The project site plan meets all the development standards of the Zoning Code.

Architectural Design

Staff worked with the project architect to provide architectural detailing on the buildings to help break up their linear mass and nondescript industrial look. The three new buildings will be concrete block structures with alternating precision cut CMU block (smooth) and split face CMU block (textured) sections. The split face sections will be a “cool gray” color while the precision cut portions will be painted off-white. Glazing with aluminum mullions on certain portions of the buildings along with horizontal separations between the two types of concrete finish will provide further accent to the buildings. Corrugated metal accent details near the roof edge of the service buildings are included on the Centinela Avenue facing elevations to help break the long, straight lines of the narrow buildings. The work bays face the interior of the freeway side and will be screened from view along Centinela Avenue.

The buildings overall industrial look with added architectural accents such as the corrugated metal and differing concrete finishes and color will blend with the surrounding area that is dominated by commercial auto dealership buildings, a freeway, and a cemetery mausoleum wall along the opposite edge of Centinela Avenue.

Height

The project's three buildings have varying heights ranging from 24 feet to 30 feet. The maximum height allowed in the CG Zone is 56 feet. Overall, the proposed

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height for the project is consistent with the surrounding commercial uses which are 56 feet or less in height.

Parking

The required parking for the project site is calculated as follows:

- a. One space per 1,000 square feet of parts and storage
12,814 square feet total divided by 1000 = 13 parking spaces;
- b. Three spaces per service bay
27 bays total x 3 = 81 parking spaces.

Total parking required for the project site is 94 parking spaces. 33 of the required spaces will be provided on the subject site and the remaining 61 spaces will be provided off-site on the adjacent auto dealership site. A covenant and agreement will be required to ensure that 61 off-site required parking space are provided and maintained for the service use.

Landscaping

Landscaping will be located along the street frontage within a 5 foot setback strip for the entire length of project site as noted above. This landscaped strip will include a significant amount of trees (A total of 66 trees are proposed for the entire sit) located at approximate 10 foot intervals along with shrubs and ground cover. The landscape improvements will help reduce the building massing and enhance views along Centinela Avenue

Traffic and Circulation

Based on Airport Marina Honda-Ford Preliminary Traffic Analysis prepared by applicant's consultant Transultions (Attachment No. 6), the project is expected to generate approximately 24 new net trips per day. The City's Traffic Engineer reviewed the analysis and the Institute of Transportation Engineers' Trip Generation Manual (ITE Manual) projections for auto service facilities and concluded that the use would not create a significant impact at any intersection. In addition, circulation systems, including but not limited to intersections, streets, freeways, pedestrian and bicycle paths, and mass transit will not be significantly affected due to the low traffic and trip generation the project is expected to create. Based on the analysis a traffic study was not required and operational traffic impacts are not expected to be significant.

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The three driveways off of Centinela Avenue will be accessible only for emergency vehicles and County vehicles needing to access the adjacent flood control channel. Employees will access the site from existing drive aisles on the adjacent dealership site. Loading and deliveries for the project will occur from the adjacent dealership site. Curbside loading and deliveries along Centinela will be prohibited. The 20 foot wide drive aisle along the back side of the project site along with the oversized work bays provide sufficient back up and on-site circulation for vehicles.

Noise

The project site is located in an area consisting of an existing auto dealership, a cemetery, a gas station, and a freeway and major arterial street with existing high traffic volumes. Operational noise levels would result from vehicles entering and exiting the site and from noise normally generated by auto service facilities. These types of noise levels are consistent with existing surrounding ambient noise caused by the uses listed above and therefore are not anticipated to create any significant impacts.

Area Compatibility

The project involves the development of an auto service facility on vacant land and is consistent with the CG Zone development standards. The project site is located along a high traffic volume commercial boulevard and is surrounded by a cemetery and mausoleum, a gas station, an auto dealership, a flood control channel, the 405 Freeway, a CHP station, and a hotel. This new commercial development and activity is consistent with General Plan Land Use Objective 6 because the project will revitalize the physical character and improve the economic value of an otherwise vacant parcel that is currently not generating any tax revenue.

As noted above the overall industrial look of the new buildings with added architectural accents such as the corrugated metal and differing concrete finishes and color will blend with the surrounding area. There is no dominant design element that characterizes the immediate area which is comprised of auto related land uses (a dealership, a gas station, and the freeway). The project is not adjacent to housing and its use will be consistent with the commercial land use pattern of the area.

The project requires a five foot setback from the street fronting property line which is located at the curb line. The setback will be landscaped to break-up the linear massing of the buildings. The project's street fronting block wall design will complement the cemetery mausoleum wall across Centinela Avenue which will

City of Culver City, California
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also have landscaping between the wall and the street similar to the project's landscaped setback.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines a Mitigated Negative Declaration has been prepared. This project has been determined to have less than significant impacts on the community provided certain mitigations addressing hazards and hazardous materials are incorporated. Specifically four mitigations will be required for this project:

- Contaminants may have seeped through the ground water to the project site from a gas station property across the street. Two monitoring wells are located on the project site to measure contaminants as part of an ongoing California Regional Water Quality Control Board (the "Board") groundwater remediation program. Prior to permit issuance the City will require proof of continued correspondence with the Board regarding this ongoing groundwater remediation plan.
- Prior to permit issuance the City will require proof that building and grading permits have been reviewed by the Board and that the Board has no objections. The City will further require proof of Board approval for any proposed relocation, removal, cutting, or capping of the two monitoring wells.
- There are petroleum lines underneath the project site. Prior to permit issuance, the City will require proof that petroleum companies who have lines within the project site have been contacted.
- If during construction soil is found to be impacted with petroleum products or if petroleum lines are ruptured, construction will cease until the City has proof that an approved site cleanup, soil treatment or remediation plan from the appropriate governing body has been enacted.

These mitigation measures will reduce potential impacts by hazards and hazardous materials to less than significant. The mitigations are outlined in the attached Initial Study and are proposed as conditions of approval.

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CONCLUSION

Based on the above analysis staff believes the findings for a Site Plan Review can be made as outlined in proposed Resolution No. 2014-P011 (Attachment No. 1).

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. Resolution No. 2014-P011 and Exhibit A Conditions of Approval
2. Project Summary
3. Area Map
4. Aerial Map
5. Initial Study/Mitigated Negative Declaration dated September 17, 2014.
6. Preliminary Traffic Analysis prepared by Translutions, April 28, 2014
7. Preliminary Development Plans date received on September 23, 2014.

1 RESOLUTION NO. 2014-P011

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2014122 FOR
4 CONSTRUCTION OF THREE (3) AUTO SERVICE BUILDINGS TOTALING
5 26,284 SQUARE FEET AT 6002 CENTINELA AVENUE IN THE COMMERCIAL
6 GENERAL (CG) ZONE.

7 (Site Plan Review, SPR P-2014122)

8 WHEREAS, on July 7, 2014, Carlile Coatsworth Architects filed a Site Plan Review
9 application to construct 26,284 square foot auto service facility as part of an expansion of an
10 existing auto dealership facility consisting of 27 service bays, parts and storage areas, and
11 employee break room areas. The project site is described with Los Angeles County Assessors
12 Numbers 4134-016-008 and 4134-016-009, in the City of Culver City, County of Los Angeles,
13 State of California; and,

14 WHEREAS, in order to implement the proposed project, approval of the following
15 application is required: a Site Plan Review to ensure compliance with the required standards
16 and City ordinances and establish all onsite and offsite conditions of approval to reflect the site
17 features and compatibility of the proposed project with the uses on adjoining properties.

18 WHEREAS, on October 8, 2014, after conducting a duly noticed public hearing on the
19 subject applications, including full consideration of the application, plans, staff report,
20 environmental information and all testimony presented, the Planning Commission (i) by a vote
21 of ___to ___, adopted a Mitigated Negative Declaration, in accordance with the California
22 Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant
23 adverse environmental impacts; and (ii) by a vote of ___to ___, conditionally approved Site Plan
24 Review, SPR P-2014122 as set forth herein below.

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

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

Site Plan Review:

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

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

The general layout of the project is consistent with the Commercial General (CG) zoning district guidelines and standards including setbacks and height. The project's three buildings will be oriented along a narrow and long strip of land set back five feet from the property line along Centinela Avenue which will provide space for sufficient landscaping to help screen and break up the lineal mass of the buildings. Adequate vehicular circulation is provided via the drive aisle along the rear of the property and oversized work bays that provide sufficient back up onto a 20 foot drive aisle. Properties directly southeast of the project site provide direct access to the site's drive aisle thereby eliminating the need for driveway access from Centinela Avenue onto the project site. This will eliminate potential conflicts between vehicles traveling along Centinela Avenue and vehicles stopping to enter the site. Pedestrian access is adequate and open only to employees reducing potential vehicular conflicts with patrons. The project meets all the parking requirements of the Zoning Code with some of the required parking located on-site and the balance located off-site on dealership lots directly adjacent to the project site.

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

The buildings are designed to be compatible with the surrounding commercial uses and the overall project is designed to conform to applicable design provisions of the Zoning Code. The three new buildings will be concrete block structures with alternating precision cut CMU block (smooth) and split face CMU block (textured) sections. The split face sections will be a "cool gray" color while the precision cut portions will be painted off-white. Glazing with aluminum mullions on certain portions of the buildings

1 along with horizontal separations between the two types of concrete finish will provide
2 further accent to the buildings. Corrugated metal accent details near the roof edge of
3 the service buildings are included on the Centinela Avenue facing elevations to help
4 break the long, straight lines of the narrow buildings. The work bays face the interior of
5 the freeway side and will be screened from view along Centinela Avenue.

6 The project's three buildings have varying heights ranging from 24 feet to 30 feet. The
7 maximum height allowed in the CG Zone is 56 feet. Overall, the proposed height for the
8 project is consistent with the surrounding commercial uses which are 56 feet or less in
9 height.

10 The buildings overall industrial look with added architectural accents such as the
11 corrugated metal and differing concrete finishes and color will blend with the surrounding
12 area that is dominated by commercial auto dealership buildings, a freeway, and a
13 cemetery mausoleum wall along the opposite edge of Centinela Avenue.

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

20 Landscaping will be located along the project's street frontage within a 5 foot setback
21 strip for the entire length of project site. This landscaped strip will include several full
22 growth trees dispersed at 10 foot intervals along with shrubs and ground cover. A total
23 of 66 trees are proposed for the entire site. This landscape enhancement will reduce
24 the sense of massing and bulk and will provide an aesthetic view that currently is marked
25 by a long, vacant lot. The proposed landscaping meets all Zoning Code requirements.

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

The proposed project will not result in conflicts with uses in the existing adjacent
commercial areas. The project has been designed to conform to all applicable
provisions of the Commercial General (CG) Zone, and all other applicable City
development standards.

The project with its limited height and five foot setback will not interfere with surrounding
uses that include the 405 Freeway, a flood control channel, auto dealership facilities, a
gas station, the CHP, and a cemetery. There is no foreseeable barrier to future

developments of adjacent sites that could be attributed to this project which will be compatible with these commercial and auto related uses. The three driveways off of Centinela Avenue will be accessible only for emergency vehicles and County vehicles needing to access the adjacent flood control channel. Employees will access the site from existing drive aisles on the adjacent dealership site. Loading and deliveries for the project will occur from the adjacent dealership site. Curbside loading and deliveries along Centinela will be prohibited. The 20 foot wide drive aisle along the back side of the project site along with the oversized work bays provide sufficient back up and on-site circulation for vehicles. Pedestrian access to the project site will be limited to employees only who will have ample area on-site to walk or drive to and from the site and the adjacent Los Angeles portion of the auto dealership facilities. Therefore, the proposed project is not expected to create any vehicular or pedestrian hazards.

Overall this project which will convert a vacant strip of land with no visual character to a functioning commercial property which will be in the best interest of the public health, safety, and general welfare.

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

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

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

The General Plan Land Use Element designates the property as General Corridor which is a commercial designation. The property is presently zoned Commercial General (CG) which permits the proposed auto service facility. The proposal is consistent with these designations and respects all provisions and development regulations of the Zoning Code and General Plan. This new commercial development and activity is consistent with General Plan Land Use Objective 6 because the project will revitalize the physical character and economic wellbeing of an otherwise vacant, economically derelict parcel. Development leading to an economically functioning site that is currently void of any commercial function will further General Plan Land Use Objective 8 because it will enhance business growth by promoting an establishment that serves regional markets.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR P-2014122, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated in herein by this reference.

APPROVED and ADOPTED this 8th day of October, 2014.

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

Attested by:

Yvonne Hunt, Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2014-P011
SITE PLAN REVIEW, SPR P-2014122
6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a 26,284 square foot auto service facility as part of an expansion of an existing auto dealership (the "Project"), for the property located at 6002 Centinela Avenue (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	All new (and existing) trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works/ Planning	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
15.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Public Works/ Fire/ Planning	Standard	
16.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
17.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	

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6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
18.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
21.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
22.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	
23.	Low voltage induction street lighting shall be installed along the project's frontage with Centinela Avenue. The street lights shall be 250 watts, have Marbelite poles with cobra head mast arms and spaced at approximate 150 feet intervals.	Public Works	Special	
24.	A bike lane shall be installed along the project's frontage with Centinela Avenue to the satisfaction of the City Engineer.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
25.	No parking signs shall be installed along the Centinela Avenue frontage to the satisfaction of the City's Traffic Engineering Manager.	Public Works	Special	
26.	An easement for street purposes shall be dedicated to the City along the Centinela Avenue frontage. This easement shall be of sufficient width to cover the proposed street lights, street light pull boxes, and public fire hydrants. This easement shall extend easterly to the City/County boundary limits to cover the existing sidewalk, new curb ramp, and signal pole and appurtenances.	Public Works	Special	
27.	The five foot building set back along Centinela Avenue shall be kept open and accessible. Trees and landscaping shall be planted within this five foot area and be maintained by property owner. The trees shall be of a species that is conducive to a narrow parkway.	Public Works	Special	
28.	The gates along Centinela Avenue for Fire Department and Los Angeles County access to the site shall be set back from Centinela Avenue by 20 feet.	Public Works	Special	
29.	The City is planning to repave Centinela Avenue between Green Valley Circle and Bristol Parkway, which should be completed by the end of 2014. If the installation of the required water main occurs after this paving, the repaving of the water main trench shall extend from edge of gutter to three inches past the first lane stripe in compliance with the City's trench paving detail.	Public Works	Special	
30.	The existing curb ramp located at the crosswalk to Green Valley Circle shall be reconstructed to current ADA requirements.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
31.	New LED countdown pedestrian heads shall be installed on the two traffic signals controlling the crosswalk at Green Valley Circle. ADA compliant "Bulldog" type pedestrian push buttons and audible signal devices shall also be installed on these traffic signal poles.	Public Works	Special	
32.	The proposed sewer lift station shall convey flows with two alternating operating submersible pumps. The lift station shall include a NEMA 4x rated electrical alternator control panel for duplex installations.	Public Works	Special	
33.	All conditions of approval and requirements for this project shall be completed to the satisfaction of the City Engineer.	Public Works	Special	

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6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
34.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
35.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
36.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
37.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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

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

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SITE PLAN REVIEW, SPR P-2014122
6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
42.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
43.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
44.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
45.	Final rear fence and gate and/or wall design shall be submitted to Planning Division for review and approval by the Planning Manager before installation.	Planning	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
46.	Two monitoring wells located on the project site to measure contaminants as part of an ongoing California Regional Water Quality Control Board (the "Board") groundwater remediation program shall remain in their present location unless the Board has approved their relocation. Prior to grading and building permit issuance the City will require proof of continued correspondence with the Board regarding this ongoing groundwater remediation plan and the two monitoring wells.	Planning	Special/ Mitigation Measure	
47.	Prior to grading and building permit issuance the City will require proof that building and grading permits have been reviewed by the Board and that the Board has no objections. The City will further require proof of Board approval for any proposed relocation, removal, cutting, or capping of the two monitoring wells.	Planning	Special/ Mitigation Measure	
48.	Prior to grading and building permit issuance, the City will require proof that petroleum companies who have petroleum lines underneath the project site have been contacted.	Planning	Special/ Mitigation Measure	
49.	Proposed Emergency Power supplies shall be reviewed and approved by the Fire Marshal.	Fire	Special	
50.	All fascia materials shall be constructed of solid materials.	Fire	Special	
51.	Any enclosed parking space shall have a ventilation system compliant with code and as a condition a Hands off Automatic (HOA) switch per ventilation or smoke zone.	Fire/ Planning	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
52.	Any trash rooms or service rooms shall be a minimum 2 hour rated to all other areas.	Building Safety	Special	
53.	All utilities shall be underground or enclosed in the building construction. No overhead utilities shall be permitted.	Building Safety	Special	
54.	This project is subject to the National Pollution Discharge Elimination System (N.P.D.E.S.) requirements for a Standard Urban Stormwater Mitigation Plan (SUSMP). The SUSMP shall be approved prior to the issuance of the building permit.	Public Works	Special	
55.	A Storm Water Pollution Prevention Plan (SWPPP) shall be approved prior to the issuance of any building permits.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
56.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
57.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
58.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
59.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
60.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
61.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
62.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
63.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
64.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	

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6002 Centinela Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
65.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.	Building/ Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
66.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
67.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
68.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
69.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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70.	If during construction soil is found to be impacted with petroleum products or if petroleum lines are ruptured, construction will cease until the City has proof that an approved site cleanup, soil treatment or remediation plan from the appropriate governing body has been enacted.	Public Works/ Planning	Special/ Mitigation Measure	
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
71.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on July 31, 2014, at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
72.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
73.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.	All	Standard	
74.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, shall include the following land use restrictions: a. Any proposed change of use to common areas, work bays, office areas and/or storage areas shall require approval of the Planning Division to ensure that said proposed change of use is adequately parked. b. Sixty one (61) parking spaces shall be secured for this project site and for the life of the project site's auto service and auto parts and storage use from the auto dealership site that is in the City of Los Angeles and located directly adjacent and southeast of the project site.	Public Works/ Planning	Special	

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	c. Reciprocal access for all operations, between the project site and the auto dealership site that is in the City of Los Angeles and located directly adjacent and southeast of the project site shall be provided.. d. Normal operating function of the site shall allow access to the site for patrons, deliveries, and employees only from the adjacent property southeast of the site that is in the City of Los Angeles. No patrons, deliveries, or employees will be allowed direct access to the site from Centinela Avenue except as may be necessary to allow easement holders access to the site.			
75.	Emergency ingress and egress shall be provided to the property from Centinela in two locations; the minimum requirements for a fire lane shall be provided and the roadway shall be a minimum of 20 feet wide with a minimum vertical clearance of 13 feet, 6 inches. The roadway shall be able to support the apparatus (Emergency Fire Vehicle) on an all-weather surface with a minimum imposed vehicle weight of 68,000 pounds. These emergency ingress and egress locations shall not be available to employees and patrons of the project as part operational functions unless such access is needed for emergency events.	Fire	Special	
76.	Each occupancy classification shall be submitted individually for review and compliance with specific Culver City Fire Department Requirements.	Fire	Special	
77.	All office and service buildings shall have full coverage fire sprinkler systems to meet the 2013 CFC and NFPA 13, class III hose outlet system as approved by the Culver City Fire Department and an offsite reporting system with tamper and flow switches per	Fire	Special	

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	floor, per building and annunciators shall be provide and approved by CCFD. The class III standpipe system with approved hose valve locations for access to each fire zone shall be provided. This system shall include the design for a 100 foot hose with 30 foot stream, reachable to all areas of each fire zone. Hoses and cabinets are not required; 2-1/2 inch valves with 1-1/2 inch caps shall be part of the class III system.			
78.	A standard 6 inch barrel, with 4 inch outlet and 2-1/2 inch outlet fire hydrant within 30 feet to 50 feet of the Fire Department Connection (FDC) and fire extinguishers as approved by the Fire Marshal shall be provided.	Fire	Special	
79.	All buildings shall have an approved address viewable and legible from the public right of way.	Fire	Special	
80.	A Hazardous Materials Disclosure Plan shall be approved prior to occupancy.	Fire	Special	
81.	Emergency Power supplies shall be reviewed and approved by the Fire Marshal.	Fire	Special	
82.	All Emergency lights and EXIT lights shall have batteries as the secondary power supply and self-illuminating devices shall be prohibited. All exterior doors shall have handles and key sets for fire department access.	Fire	Special	
83.	A KNOX Box and key system as approved by the Fire Marshal shall be provided.	Fire	Special	
84.	All interior and exterior doors and rooms shall be marked for use (such as but not limited to Electrical Room, Mechanical Room, Janitor etc.).	Fire	Special	
85.	A set of final architectural drawings in PDF form for use by CCFD for creating a pre-fire plan shall be provided.	Fire	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
86.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on October 8, 2014, excepted as modified by these Conditions of Approval.	Planning	Standard	
87.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
88.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
89.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
90.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
91.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Site Plan Review, SPR P-2014122 for the proposed construction of three (3) auto service buildings totaling 26,284 square feet for an expansion of two existing auto dealership service facilities (on an adjacent lot in L.A.)		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
6002 Centinela Avenue Culver City, CA 90045		Carlile Coatsworth Architects Mary Beth Johnson 2495 Campus Drive, 2 nd Floor Irvine, CA 92612 (949) 833-1930
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Modifications (parking) ☐ 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 32 ☐ 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: 9/17/2014	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 9/16/2014	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 9/17/2014	☒ City Council ☐ Cable Crawler ☒ Commissions ☒ Master Notification List ☐ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
GENERAL INFORMATION:		
General Plan: General Corridor		Zoning: Commercial General (CG)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Los Angeles County Assessors Numbers 4134-016-008 and 4134-016-009		Existing Land Use Vacant Lot – No Structures – part of larger fully developed auto dealership in L.A.

PROJECT SUMMARY

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North:	E/CG	Hillside Cemetery/Mausoleum
South:	L.A. Commercial	405 Freeway/Howard Hughes Center/Shopping/Office
East:	L.A. Commercial	Airport Marina Auto Dealership
West:	CG/CRR	CHP/Hotel/405 Freeway

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Lot Area	74,514 Sq. Ft.	Same	No minimum
Building Coverage:	Vacant	19,584 Sq.Ft.	N/A
Building Area:	Vacant	26,284 Sq.Ft.	N/A
Building Use			
Work Bays;	Vacant	27	N/A
Parts/Storage:	Vacant	12,814 Sq.Ft.	N/A

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed</u>
Parking:			
Work Bays	Vacant	81 On & Off-Site	81 (3 per Bay)
Parts/Storage	Vacant	13 On & Off--Site	13 (1/1,000 sq.ft)
Handicapped (Part of Total)	Vacant	4	2 (33 On-Site; rest Off-Site)
Total (in Culver City):	Vacant	33	94
Total (in Los Angeles):	374	N/A	67
Total Parking:	374 (LA)	33 (CC)	161
Building Height:	Vacant	30 FT	56 FT maximum
Building Setbacks:			
Front	Vacant	5 FT	None Required
Rear	Vacant	20 FT	None Required
Side (R)	Vacant	80 FT Min	None Required
Side (L)	Vacant	430 FT	None Required

ESTIMATED FEES:

☒ New Development Impact: \$21,284	☒ School District: <u>TBD</u> ☒ Art: <u>TBD</u>	☒ Plan Check: <u>TBD</u> ☒ Sewer: <u>TBD</u>
☐ In Lieu Parkland:		

INTERDEPARTMENTAL REVIEW:

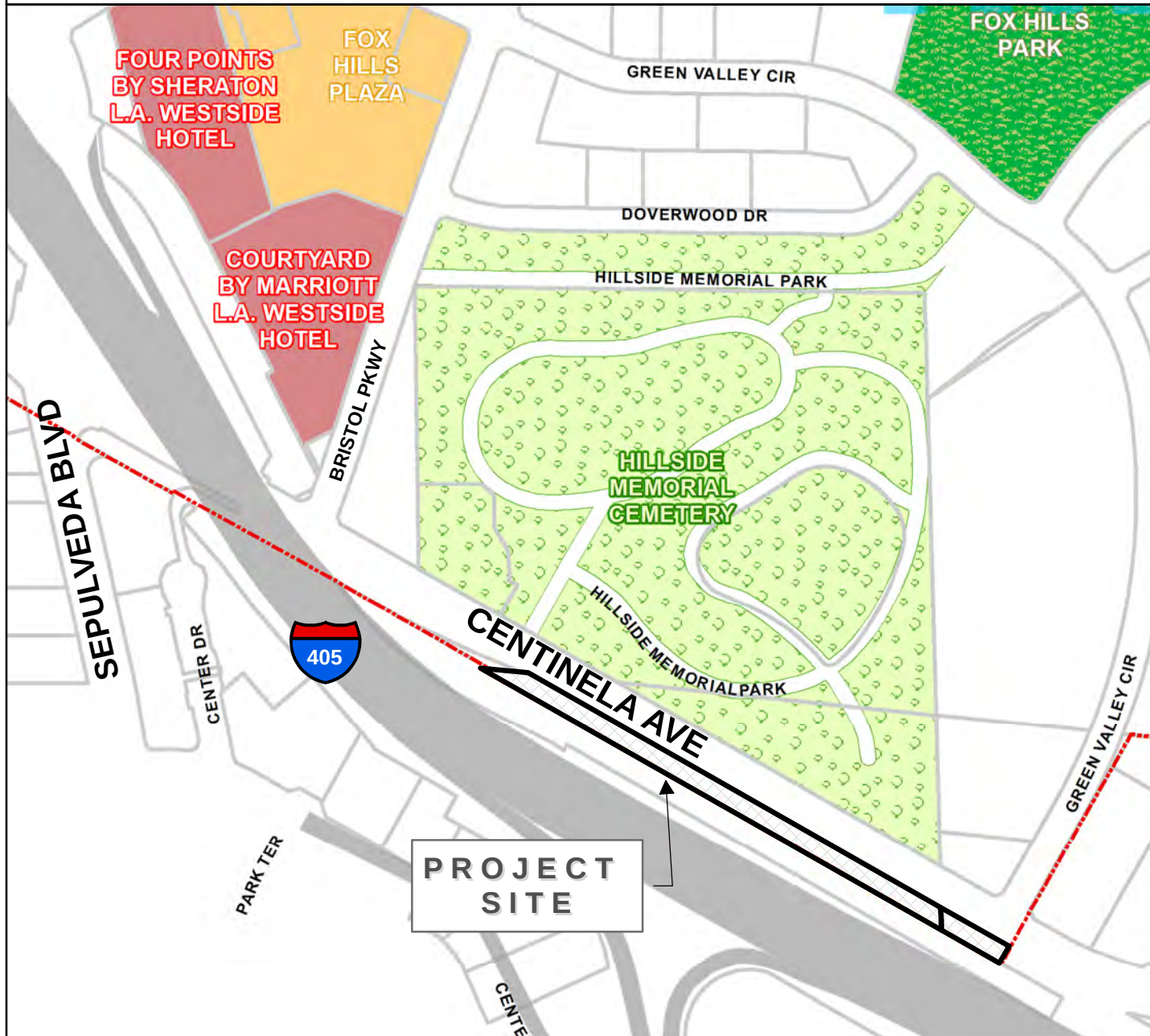
Planning, Engineering, Building & Safety, and Fire Prevention reviewed the project. No additional comments or conditions other than those incorporated into the SPR. County/LA City/Cal Trans TBD

ART IN PUBLIC PLACES:

Applies to Project

Airport Marina Ford/Honda

Site Plan Review



Culver
CITY

Source: CDD/Planning Division

Map Created: 09/11/2014

Meeting Date: Wednesday, October 8

6002 Centinela Avenue

Site Plan Review, SPR P-2014122



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT
GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1:4,800

0 400 800 Ft

Airport Marina Ford/Honda

Site Plan Review



Culver
CITY

Source: CDD/Planning Division

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Culver CITY

(310) 253-5710
FAX (310) 253-5721

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

PROPOSED MITIGATED NEGATIVE DECLARATION

Project Title and File No.: Airport Marina Ford/Honda
Site Plan Review, SPR P-2014122

Project Location: 6002 Centinela Avenue, Culver City, CA 90045

Project Sponsor: Mary Beth Johnson, Carlile Coatsworth Architects (Applicant)
Gary Alwood, Noarus Properties, Inc (Owner)

Project Description: Proposed construction of three (3) auto service buildings totaling 26,284 square feet for an expansion of two existing auto dealership service facilities (on an adjacent lot in L.A.).

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 MITIGATED 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 MITIGATED 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 MITIGATED NEGATIVE DECLARATION during the review period, which ends **October 8, 2014.**


Jose Mendivil, Associate Planner

September 17, 2014



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/ Case Nos:	Airport Marina Ford/Honda Site Plan Review, SPR P-2014122		
Lead Agency Name & Address:	City of Culver City, Planning Division 9770 Culver Blvd., Culver City, CA 90232		
Contact Person & Phone No.:	Jose Mendivil, Associate Planner (310) 253-5757		
Project Location/Address:	6002 Centinela Avenue Culver City, CA 90045		
Nearest Cross Street:	Green Valley Circle and Bristol Parkway	APN:	4134-016-008 4134-016-009
Project Sponsor's Name & Address: Mary Beth Johnson Carlile Coatsworth Architects 2495 Campus Drive, 2 nd Floor Irvine, CA 92612 (949) 833-1930	Project Site Owner: Gary Alwood Noarus Properties, Inc. 6701 Center Drive West, Suite 925 Los Angeles, CA 90045 (310) 258-0920		
General Plan Designation:	General Corridor	Zoning:	Commercial General (CG)
Overlay Zone/Special District:	None		
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 project involves the construction of three new buildings to be constructed to expand the existing service facilities for two auto dealerships on an adjacent lot that is in the City of Los Angeles. These buildings will be for employee use only and not open to the patrons of the dealership auto service facilities. Customers will be limited to the public areas already defined within the existing dealerships which are accessed from the adjacent property in the City of Los Angeles. Customers needing to service their vehicles will drop off their cars in the existing City of Los Angeles portion of the auto dealerships and will pick up their cars in the same place. Auto service employees will drive the vehicles to and from the drop-off and pickup point to the new service bays in Culver City. Internal access for employees will be from the adjacent Los Angeles City lot. The proposed and existing driveways on the project site are required for on-site access for the Fire Department and continued access for the Los Angeles County Flood Control District to a flood control channel directly southwest and adjacent to the site.			

The project site is comprised of two parcels with a total area of 74,514 square feet which will be developed with three (3) buildings totaling 26,284 square feet, trash enclosures, 33 surface parking spaces, and a 20 foot drive aisle for access. Specific breakdowns for the 3 buildings include:

Building	Levels/Height	Use	Building Length & Width	Building Area
Building A	1 level/24 ft	12 auto service bays	216 ft 8 in by 24 ft.	5,216 sq ft
Building B	2 levels/29 ft	parts and fluid storage, electrical room, break room, lockers, night drop, and restrooms.	140 ft by 24 ft.	6,309 sq ft
Building C	2 levels/30 ft maximum	15 auto service bays, parts and fluid storage, electrical room, break room, lockers, night drop, and restrooms.	460 ft. by 24 ft.	14,759 sq ft
Total				26,284 sq ft

The site is long and narrow with approximately 1,435 feet of street frontage and an approximate width of 50 feet. As noted above the buildings will be long and narrow and situated five (5) from the curb line; this 5 foot wide setback will be for the entire length of the street frontage. The property line is at the curb line and the 5 foot setback strip will be used for landscaping, street lights, fire hydrants, and appurtenant utilities required to service the improvements within the 5 foot wide setback area. The City will secure a public access easement over the 5 foot wide strip to ensure accessibility and maintenance of the fire hydrants, street lights, and utilities serving those improvements. A covenant and agreement, as part of this project, will ensure that required parking for this site is secured in the portion of the dealership that is located in adjacent lots (in the City of Los Angeles). The requested approval includes a Site Plan Review because the project involves new construction of 5,000 square feet or more.

Existing Conditions of the Project Site:

The site is generally a uniform and level undeveloped parcel and is devoid of vegetation. The vacant site has no habitable structures. A small amount of asphalt paving is present in the northwesterly portion of the site and three (3) large billboard signs are on the site. A preliminary Geotechnical Investigation has found there to be artificial fill of one to two feet in depth and Younger Alluvium and Floodplain Deposits at 50 feet in depth. Groundwater was also encountered at a depth of 40 feet. A storm drain, oil lines, sewer easement, telephone cabinet, cable TV, a utility vault, a ground water monitoring well, and traffic lights are located within the project site.

Surrounding Land Uses and Setting: (Briefly describe the project's surrounding)

Location	Zoning	Land Use
North:	E/CG	Hillside Cemetery/Mausoleum
South:	L.A. Commercial	I-405, Flood Control Channel, Howard Hughes Retail/Office Center
East:	L.A. Commercial	Airport Marina Auto Dealership
West:	CG/CRR	CHP/Hotel/405 Freeway

Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

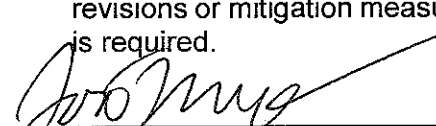
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

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

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.


Jose Mendivil, Associate Planner

9/17/14
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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) <u>Less than Significant Impact.</u> The project is located in an urbanized area, with a cemetery, commercial buildings and the 405 Freeway in the immediate vicinity. The topography surrounding the site is relatively flat with no substantial ocean or mountain views that can be considered scenic that will be affected by the project. To the north Hillside Cemetery has a slight upwards incline that is obscured by a new mausoleum. The cemetery is not considered a vista whose view needs to be protected because of the nature of its use. No mitigation measures are necessary.				
b) <u>Less than Significant Impact.</u> There are no identified rock outcroppings or historic buildings within a state scenic highway on the site. The project site is currently undeveloped vacant land with little vegetation. There are a no street trees and no public sidewalk along the project's street frontage. New trees and ground vegetation will be planted along this frontage as part of the project conditions. The proposed landscaping will reduce any potential impact to a level that is less than significant. No mitigation measures are necessary.				
c) <u>Less than Significant Impact.</u> Less than Significant Impact. There is minimal visual character or quality of the project site as it is vacant and void of any vegetation. Further the surrounding area is developed with commercial buildings and cemetery with mausoleum; the design of the new buildings will be integrated into the overall developed surrounding area. The proposed project will improve the visual character and quality of the project site by constructing new architecturally modern buildings complemented with street fronting landscaping. At a maximum height of 30 feet the new buildings will be below the maximum code allowed height of 56 feet for commercial general designated areas. The 30 foot height and the 5 foot landscaped building setback will result in buildings that are compatible in size and scale with the surrounding medium scaled commercial buildings. In conclusion, the project will not degrade the visual character of the site and will be a significant improvement for the immediate area. No mitigation measures are necessary.				
d) <u>Less than Significant Impact.</u> The proposed project will bring new sources of light at nighttime with new street lights that will enhance vehicular circulation along this stretch of Centinela Avenue. Lighting from the building exterior will be minimal and as an auto service facility for an auto dealership there will be minimal operations in the evening. Surrounding commercial areas are far enough away that impacts to new lighting will be minimal and new lighting will have no impact on the cemetery. Any on sight lighting except for the street lights, is required to be built to City codes that include that lighting be shielded or recessed so that direct glare and reflections are confined to the boundaries of the site and do not shine or glare directly onto adjacent public and private properties. With implementation of these code requirements, this potential impact is reduced to a level that is less than significant. No mitigation measures are necessary.				
Mitigation Measure(s): None required				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES AND FOREST 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
Responses: a)- e) <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 site is located in an urban area and there is no forest land in the vicinity of the project site. No mitigation measures are necessary.				
Mitigation Measure(s): None required				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air 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?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Less Than Significant Impact. The project site is within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Orange, Riverside, and San Bernardino counties. Air quality conditions in the Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing an Air Quality Management Plan (AQMP) for the basin. The current 2012 AQMP was approved by the SCAQMD Governing Board on December 7, 2012, and incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. The 2012 AQMP included the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches.

AQMD staff is initiating an early development process for the 2016 AQMP, which will be a comprehensive and integrated Plan primarily focused on addressing the ozone standards. The Plan will be a regional and multi-agency effort (SCAQMD, California Air Resources Board, SCAG, and US Environmental Protection Agency). State and federal planning requirements include developing control strategies, attainment demonstrations, reasonable further progress, and maintenance plans. The 2016 AQMP will incorporate the latest scientific and technical information and planning assumptions, including the latest applicable growth assumptions, Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

Implementation of the AQMP is based on a series of control measures that vary by source type, such as stationary or mobile, as well as by the pollutant targeted. Since the 2012 AQMP is based on growth projections reflected in local general plans, only new or amended general plans or projects that exceed the level of development contemplated in the general plan have the potential to conflict with the AQMP. The proposed project does not require an amendment to the General Plan land use designation of General Corridor and is consistent with expected commercial development potential build out in the Fox Hills area. There is no conflict with the 2012 AQMP, nor is there an expected conflict with the Draft 2016 AQMP, and no mitigation measures are necessary.

b)-c) Less Than Significant Impact. Future new development in Culver City may contribute both at the project level and cumulatively to pollutant emissions over existing non-attainment conditions due to both construction and operation of individual projects. This project involves the regarding of a substantially level, vacant lot and the construction of three buildings totaling 26,284 square feet along with surface level parking and new landscaping. During construction, air contaminant emissions would result from the use of construction equipment such as bulldozers, trucks, scrapers, loaders, graders, and backhoes, as well as construction workers that would be traveling to and from the project. Project related construction traffic would have a temporary effect on air quality in the vicinity of the project. Construction worker traffic and diesel powered equipment would emit nitrogen oxides, carbon monoxide, sulfur oxides, hydrocarbons, and particulates. These emissions would increase local concentrations temporarily but would not be expected to increase the frequency of violations of air quality standards because the project would be subject to limits on the construction hours contained in the Municipal Code. The project will be subject to standard conditions that will reduce construction related pollutant emissions and dust emissions.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Overall, construction emissions would be short-term and limited only to the time period when construction activity is taking place. Therefore, construction emissions would not add to long-term air quality degradation. Further the proposed project will implement standard SCAGMD-approved construction procedures and will comply with applicable provisions of SCAGMD Rule 403.				
Operationally the project is also not expected to create significant air quality impacts. Based on Translutions' Airport Marina Honda-Ford Preliminary Traffic Analysis, the project is expected to generate approximately 24 new net trips per day and the study concluded that a traffic analysis would not be required. City staff reviewed the project's trip generation from a more conservative perspective and did not credit the trips created by 21 service bays located at an off-site location (5425 Grosvenor Boulevard) that will be closed resulting in eight (6) net new service bays. Assuming the construction of 27 new service bays (and not counting trips from the off-site location), the Institute of Transportation Engineers' Trip Generation Manual (ITE Manual) Code 942, the project is expected to generate 17 trips per hour in the PM peak hour which would not create a significant impact at any intersection. Therefore a traffic study is not required and operational traffic impacts will be less than significant. Thus, emissions resulting from the number of vehicles related to the proposed project are not expected to be significant. No mitigation measures are necessary.				
d) <u>Less Than Significant Impact</u>. In the immediate vicinity of the project site there is the existing auto dealership in Los Angeles, a cemetery, and the I-405 Freeway. However within 500 to a 1,000 feet of the site sensitive receptors include a church and low to medium density housing. Although the project site would cause emissions in close proximity to the existing church and dwellings during construction, it would be for a limited period of time and the construction would be subject to standard construction conditions. Operationally as a primary commercial use, emissions would not be expected to be significant or above normal emissions from any existing commercial uses in the project vicinity. Impacts are expected to be less than significant (see Section III. a., above). No mitigation measures are necessary.				
e) <u>Less Than Significant Impact</u>. Diesel-powered equipment used for construction could cause odors and emissions that may be offensive to sensitive persons. The closest sensitive use to the project area is a church. This would be a temporary impact and would be mitigated by existing AQMD regulations requiring proper maintenance of vehicle engines and exhaust systems, and by standard construction conditions. Therefore, impacts are not expected to be significant. No mitigation measures are necessary.				
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, 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?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)-f) <u>Less Than Significant Impact</u>. The project site is on vacant that has been disturbed with in-fill and is surrounded by land that is disturbed and was developed decades ago with commercial auto and retail uses, a freeway, and a cemetery. In addition the site is directly adjacent to a channelized Centinela Creek. The vacant site is void of significant vegetation or wildlife species and is flat in topography. No sensitive native plants or wildlife are known to inhabit the site or surrounding areas and there are no street trees along the project's street frontage. As part of the project trees and ground cover will be required along a 5 foot strip of setback area fronting Centinela Avenue. The property owner will be required to conduct routine maintenance of this landscaped strip. There is no riparian habitat or other sensitive natural community on the site. The project site supports no federally-protected wetlands or waters of the United States as defined by Section 404 of the Clean Water Act. The project site is completely surrounded by development and within an urbanized area and has not been identified as part of a resident migratory wildlife corridor or wildlife nursery site. Development of the proposed project would result in impacts that are less than significant. No mitigation measures are necessary. 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) <u>Less than Significant Impact</u>. Information on existing conditions of the project site per City records and project application materials indicates that no identified historical resources exist on site and no significant adverse impacts				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
relative to historical resources are associated with the project. The proposed project site is undeveloped with little vegetation and is surrounded by developed land including the I-405 Freeway, Centinela Creek, an auto dealership, and a cemetery. The area has been developed as a urban area for several decades and the project site has been left vacant for several decades except for placement of billboards and underground utilities. The project site has not been identified as an historic resources. No mitigation measures are necessary. b) – d) <u>Less than Significant Impact</u>. Culver City is located in a region of western Los Angeles basin known to contain paleontological/archaeological resources and upon significant excavation for projects that involve subterranean parking areas or occupyable space such resources could surface¹. The project site is developed and located in an urbanized area surrounded by existing disturbed land and development. The site is vacant and was used as part of a pasture field in the past, limiting the potential for having disturbed cultural resources that may be present. Further the project will not involve excavation at a significant depth; the site has in-fill for the first two feet and the project's structures will rest on slabs on grade. As prescribed by state law work will be halted if undetected fossil resources and/or human remains or other archaeological and/or paleontological resources are encountered during construction activities. Both the City of Culver City and the coroner will be notified and an archaeologist and/or paleontologist will be contacted to evaluate the resources. Permission to commence work in that area will be granted only after the coroner or archaeologist and/or paleontologist has evaluated the resources or remains and has properly disposed of them as prescribed by law. Potential impacts will be less than significant level and no mitigation measures are necessary. 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?	☐	☐	☐	☒

¹ Culver City General Plan Program EIR, November 1995, page 226

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Responses: a) (i-ii) <u>Less Than Significant Impact</u>. Based on a preliminary Geotechnical Investigation (dated May 27, 2014) prepared by Associated Soils Engineers, Inc. for the proposed project, the site is not located in an Alquist-Priolo zone. The closest known potentially active fault to the site is the Overland Fault, located within 0.36 miles of the site and there are approximately 45 active or potentially active faults within 62 miles (100 km) of the project site. Since no active faults cross the property, the surface rupture hazard at the site is very low. However the site is subject to ground shaking during the event of an earthquake. Standard code requirements require the submittal of the detailed comprehensive geotechnical report to ensure adequate seismic safety and soils stability of all proposed development improvements for the project. In addition, the project grading plan and building plans shall conform to the recommendations in the geotechnical report in a manner meeting the approval of the City. A condition of approval is applied to the project requiring the preliminary Geotechnical report that was submitted to the City during entitlement stage to be updated and/or amended prior to building permit issuance to reflect any new recommendations as a result of final project design, grading and structural plans. Compliance with the recommendations in the geotechnical report and standard building code requirements would reduce this impact to a level that is less than significant. No mitigation measures are necessary. a) (iii) <u>Less Than Significant Impact</u>. Based on information contained in the geotechnical report referenced above, the site is within an area that has been identified to be susceptible to seismically-induced liquefaction. The geotechnical report referenced above stated that there are no liquefaction-prone soil strata below the historic high groundwater level of 10 feet in on the boring samples taken for the study. The study provides recommendations at the construction stage for adequate seismic safety and soils stability of all proposed development improvements for the project. In addition, the project grading plan and building plans shall conform to the recommendations in the geotechnical report in a manner meeting the approval of the City. Compliance with recommendations in the geotechnical report and standard building code requirements would reduce this impact to a level that is less than significant. No mitigation measures are necessary. a) (iv) <u>Less Than Significant Impact</u>. Based on the geotechnical report referenced above, the site is not within an area identified as having a potential for slope instability and there are no known landslides near the site nor is the site in the path of any potential landslides. No mitigation measures are necessary. b)-c) <u>Less Than Significant Impact</u>. The project site is a vacant lot that is surrounded by urban development. The site does not currently contain top soil but instead has about 2 feet of in-fill. It will be regarded in order to accommodate paving, landscaping, and the auto repair facilities. Therefore the proposed project will not result in substantial soil erosion or the loss of topsoil where none exists now or where none is needed. The geotechnical report did not determine the site as unstable and determined that lateral spreading would be unlikely. The site is not in an identified earthquake induced landslide area. d) <u>Less Than Significant Impact</u>. The soils at the project site were not identified as expansive soil. Nevertheless, 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 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 conditions. These plans would reduce this impact to a level that is less than significant. e) <u>No Impact</u>. The project would not involve the use of septic tanks. All wastewater is proposed to be conveyed off-site via connections to the public sanitary sewer system. No mitigation measures are necessary. Mitigation Measure(s): None required				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS --Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
Responses: a)- b) <u>Less Than Significant Impact.</u> A Greenhouse Gas Assessment was prepared by RBF Consulting dated August 1, 2014. The purpose of the Assessment was to evaluate potential stationary and mobile Green House Gas (GHG) emissions and impacts resulting from implementation of the project. GHG emissions have been identified as the key reason for climate change within the last several decades. Many scientists believe and increasing climate data supports the theory that this "Green House" affect, resulting from the increase of GHG emissions, has led to abnormal weather conditions. To address the impacts of climate change, legislation at the Federal and State levels have been enacted with the goal of reducing stationary and mobile source GHG emissions thereby reducing the potential for further climate change. State GHG legislation has established a goal for reduction of GHG emissions over time. The study reviewed the project's construction and operational GHG emissions to determine if there will be potentially significant impacts from such emissions. The project's "business as usual" GHG emissions were calculated for the project. "Business as usual" refers to emissions that would be expected to occur in the absence of GHG reduction measures. The proposed "business as usual" GHG emissions include operation of the proposed project and forecast trip generation, as well as the GHG emissions from project construction. The California Emissions Estimator Model (CalEEMod) computer model and outputs contained within the Modeling Data were used to calculate direct and indirect project-related GHG emissions. <u>Table 2</u> , (of the report) <u>Business As Usual Greenhouse Gas Emissions</u> , presents the estimated CO ₂ , N ₂ O, and CH ₄ emissions.				
Direct Project-Related Sources of Greenhouse Gases <u>Construction</u> Project construction activities would generate approximately 144.58 Metric Tons of Carbon Dioxide Equivalents (MTCO ₂ eq). Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operation emissions. Construction GHG emissions have been amortized, and would result in 4.83 MTCO ₂ eq/yr, which are added to the total operational GHG emissions. <u>Mobile Source</u> The CalEEMod model relies upon project specific land use data to calculate mobile source emissions. The project would directly result in 48.92 MTCO ₂ eq/yr of mobile source-generated GHG emissions.				
Indirect Project Related Sources of Greenhouse Gases <u>Energy Consumption.</u> Energy Consumption emissions were calculated using the CalEEMod model and project specific land use data. Electricity would be provided to the project site via Southern California Edison. The project would indirectly result in 117.54 MTCO ₂ eq/yr due to energy consumption.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Water Demand.</u> The project's water supply would be provided by groundwater and imported sources. Emissions from indirect energy impacts due to water supply would result in 31.07 MTCO₂eq/yr. <u>Solid Waste.</u> Solid waste associated with operations of the proposed project would result in 16.42 MTCO₂eq/yr. <u>Total Project-Related Sources of Greenhouse Gases.</u> The report concluded that the total amount of project-related "business as usual" GHG emissions from direct and indirect sources combined would total 218.78 MTCO₂eq/yr. Consistency With the California Attorney General's Mitigation Measures The proposed project would incorporate several design features that are consistent with the California Office of the Attorney General recommended measures to reduce GHG emissions. These measures address Energy Efficiency, Renewable Energy and Energy Storage, Water Conservation and Efficiency, Solid Waste Measures, and Land Use Measures. The Attorney General's recommended measures and the proposed project's compliance with each applicable measure are listed in <u>Table 3 Project Consistency with the Attorney General's Recommendations</u> of the report. The proposed project would incorporate sustainable practices which include water, energy, solid waste, and land use efficiency measures. Project Design Features The project's "business as usual" GHG emissions would not exceed the 3,000 MTCO₂eq/yr threshold established by SCAQMD and accepted by the State. However, the project proposes to incorporate several project design features which would result in GHG emissions reductions. These reduction measures were applied to the project-related GHG emissions using the CalEEMod model. <u>Table 4, Reduced Greenhouse Gas Emissions</u>, of the report shows the reduced GHG emission associated with the project design features regarding transportation, energy, and water efficiency measures that can be accounted for in CalEEMod. As presented in <u>Table 4</u>, of the report, with the incorporation of project design features, GHG emissions would be reduced by 22.03 MTCO₂eq/yr, for a resultant total of 196.75 MTCO₂eq/yr. Conclusion As shown in <u>Table 2</u>, operational-related "business as usual" emissions would be 218.78 MTCO₂eq/yr, which are below the 3,000 MTCO₂eq/yr GHG significance threshold. The project proposes to implement project design features related to water, energy, solid waste, and land use measures which are consistent with the Attorney General's recommended design features (refer to <u>Table 3</u>). As seen in <u>Table 4</u>, implementation of project design features would further reduce GHG emissions by 22.03 MTCO₂eq/yr. Therefore, a less than significant impact would occur with regards to GHG emissions and no mitigation measures are required. The City does not currently have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, the proposed project would not conflict with an adopted plan, policy, or regulation pertaining to GHGs. Thus a less than significant impact would occur in this regard. In sum, in the absence of established quantitative thresholds to evaluate impacts associated with greenhouse gas emissions, consistency with adopted programs and policies to reduce greenhouse gas emissions has been suggested as a method to qualitatively evaluate the significant of cumulative impacts. A project's consistency with implementing programs and regulations to achieve statewide greenhouse gas emissions reduction goals established under AB 32 cannot be evaluated because they are still under development. Although the City does not currently have a Climate Action Plan, the City does have standard code required conditions of approval to help reduce greenhouse gas emissions and the project will be subject to the City's Mandatory Green Building Program and Solar Photovoltaic				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Requirement. The project will also meet the design standards of the U.S. Green Building Council (USGBC)'s and equivalent Leadership in Energy Environmental Design (LEED).				
Mitigation Measure(s): None required				
VIII. 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) <u>Less Than Significant Impact.</u> Operationally as an auto repair facility associated with an auto dealership, the project will involve the routine use, transport or disposal of hazardous materials such as motor oil, other engine lubricants, tires, and automobile batteries. The operator of the auto service facility will be required by local and county ordinances to submit a Hazardous Materials Disclosure Package which will inform the Culver City Fire Department as to the storage requirements the operator will be subject to. Los Angeles County has regulations in place that the operator will be required to follow when disposing of hazardous waste and Federal Department of Transportation regulations that are enforced by the California Highway patrol will govern the transport of hazardous materials. With these existing multijurisdictional levels of regulation, potential impacts due to the routine transport, use, or disposal of hazardous materials associated with auto service facilities will be reduced to less than significant. During demolition and construction there will be potentially hazardous materials on-site or transported to and from the site. This is further discussed below.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) <u>Potentially Significant Impact Unless Mitigation Incorporated.</u> A Phase I Environmental Site Assessment (ESA) report was prepared by Group Delta Consultants (GDC) on April 28, 2014, for this project. The ESA reported on two potential impacts that could result in significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. During GDC's site visit, two groundwater monitoring wells were identified on the southeastern portion of the project site. According to previous environmental reports, these two groundwater monitoring wells are associated with the LUST Clean Up site at 5975 Centinela Avenue, the Chevron gasoline service station adjacent to the northeast side of the project site across Centinela Avenue. They are under a remediation plan for groundwater contamination that potentially has migrated to the project site. Groundwater analytical results indicated that the groundwater beneath the project site is impacted with TPHg, Benzene, Ethylbenzene, Total Xylenes, MTBE, TAME, TBA and NAPL. This active LUST site represents a recognized environmental condition in connection with the site. A mitigation measure will required that the applicant maintain correspondence with the California Regional Water Quality Control Board (The "Board") regarding this active LUST case until regulatory case closure is received. Proof of this correspondence shall be given to the City. Further during plan review of building and grading permits, the applicant will provide proof that the building and grading plans have been reviewed by the Board and that the Board has no objections. The applicant shall provide proof of Board approval for any proposed relocation, removal, cutting, or capping of the two monitoring wells. The ESA reported on several petroleum pipeline markers identified throughout the Site. The applicant also shows petroleum lines in their predevelopment plans. The petroleum pipelines are reportedly owned and operated by Crimson Pipeline LP, ExxonMobil, and Chevron. In addition, petroleum pipeline equipment, appearing to be owned and operated by Chevron, was observed on the southeastern portion of the Site. The petroleum pipelines on the Site represent a recognized environmental condition in connection with the project Site. A mitigation measure will require the applicant to show proof that they have contacted the petroleum companies prior to construction of the project. Further if during construction soil is found to be impacted with petroleum products or if petroleum lines are ruptured, construction will cease until the applicant has shown proof to the City of an approved site cleanup, soil treatment or remediation plan from the appropriate governing body. Because the site is vacant there will be no structure demolition and impacts due to asbestos is not likely. With the mitigations noted above potential impacts that could result in significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be reduced to less than significant. c) <u>Less Than Significant Impact.</u> Pepperdine University is located in the Howard Hughes Center approximately one quarter mile from the project site. The project will be an auto service facility subject to local, county, state, and federal regulations governing the storage, transport, and disposal of hazardous materials such as motor oil and vehicle batteries. With these existing regulatory measures in place impacts are not expected to be significant. However, during construction there is a potential for disturbance of petroleum products and contaminated ground water. Mitigations noted above will reduce the significance of potential impacts to a level that is less than significant. d) <u>Less Than Significant Impact.</u> Other than the monitoring wells noted in Section B above the Phase I report did not indicate the site was on a list of hazardous materials sites. e)- f) <u>Less Than Significant Impact.</u> The proposed project is not located near a private airstrip; the nearest airport to the project site is the Los Angeles International Airport (LAX), located approximately 1.8 miles south of the project site. With the mitigation measures and regulatory measures noted above, impacts are expected to be less than significant. g) <u>Less Than Significant Impact.</u> The proposed project would have no long-term effect on any emergency response or emergency evacuation plan or procedures. Emergency evacuation routes could be affected during construction however, temporary street or lane closures will be required to meet standard City conditions to prepare and implement traffic control plans to ensure that construction does not obstruct emergency access. No mitigation measures are necessary.				

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) <u>Less Than Significant Impact</u>. The project site currently is surrounded by developed sites that include buildings, paved surface parking, and parking structures. There are no wildlands on the project site or in the immediate vicinity of the site. Furthermore, the proposed project would adhere to applicable fire suppression regulations. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildfires. No impact would occur. Mitigation Measure(s): The Property Owner or any successors in interest that assume responsibility for this project shall comply with the following project mitigation measures: HM 1: Two monitoring wells located on the project site to measure contaminants as part of an ongoing California Regional Water Quality Control Board (the "Board") groundwater remediation program shall remain in their present location unless the Board has approved their relocation. Prior to grading and building permit issuance the City will require proof of continued correspondence with the Board regarding this ongoing groundwater remediation plan and the two monitoring wells. HM 2: Prior to grading and building permit issuance the City will require proof that building and grading permits have been reviewed by the Board and that the Board has no objections. The City will further require proof of Board approval for any proposed relocation, removal, cutting, or capping of the two monitoring wells. HM 3: Prior to grading and building permit issuance, the City will require proof that petroleum companies who have petroleum lines underneath the project site have been contacted. HM 4: If during construction soil is found to be impacted with petroleum products or if petroleum lines are ruptured, construction will cease until the City has proof that an approved site cleanup, soil treatment or remediation plan from the appropriate governing body has been enacted.				
IX. 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?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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) <u>Less Than Significant Impact.</u> During construction (and minor excavation – slab on grade 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 conditions. City and State standard code requirements and site design elements would reduce this potential impact to a level that is less than significant. No mitigation measures are necessary.					
b) <u>Less Than Significant Impact.</u> Water service to the City is provided by the Golden State Water Company which contracts with the Metropolitan Water District for its supply. There are no water wells within the City and the project does not require the installation of wells for water service. The existing project site is comprised of three buildings, surface parking, and vegetation. The amount of storm water runoff percolated on this site is insignificant. Development of the project will require the installation of landscaped areas that will percolate and filter the first ¾ inch of rain fall. No mitigation measures are necessary.					
c) <u>Less Than Significant Impact.</u> Grading in connection with the project would result in insignificant changes to existing drainage patterns. Grading and building plans will be reviewed by the City's Engineering Division to ensure that grading and drainage would be done in manner that does not cause substantial erosion, siltation or flooding. No mitigation measures are necessary.					
d) <u>Less Than Significant Impact.</u> 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). The construction of the proposed commercial development would not result in a significant increase in runoff during storm events. The Centinela Creek flood control channel is adjacent to the site but standard City and State code requirements for stormwater runoff and drainage as described in the sections will assure the project does not affect the channel. Impacts will be reduced to a level that is less than significant.					
e)- f) <u>Less Than Significant Impact.</u> 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. Also, there are no other known impacts to water quality. No mitigation measures are necessary.					
g)- h) <u>No Impact.</u> The site is not within a 100-year flood hazard area. No mitigation measures are necessary.					

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) <u>Less Than Significant Impact</u>. The site is near or within the Stone Canyon and Mullholland Dam inundation Zones. These dams are continually monitored by the State of California Division of Safety and government agencies other than the City Of Culver City (Such as the LADWP and the U.S. Army Corps of Engineers). Design and construction practices are intended to ensure that all dams are capable of withstanding the maximum considered earthquake (MCE) for the site. Due to the distance of the project site from these dams and the extent of the intervening development, as well as early warning systems in place, impacts associated with exposing people or structures to significant risk as a result of dam failure are less than significant. j) <u>No Impact</u>. Inundation by seiche, tsunami, or mudflow is highly unlikely as the site is not near any inland body of water and is located in a relatively flat plane where mudflows would not occur. No mitigation measures are necessary. Mitigation Measure(s): None required				

X. 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) Less Than Significant Impact. The project would not physically divide an established community as the proposed commercial uses are similar to the existing adjacent and nearby commercial uses. Further the project will not require that streets connecting existing commercial areas be vacated or closed off.

b) Less Than Significant Impact. The General Plan Land Use Element designates the property as General Corridor which is a commercial designation. The property is presently zoned Commercial General (CG) which permits the proposed auto service facility. The proposal is consistent with these designations and respects all provisions and development regulations of the Zoning Code and General Plan. The application does not include any variance or request to amend the General Plan or Zoning designation. The project involves the development of an auto service facility on vacant land along a developed strip of a major commercial corridor. This new commercial development and activity is consistent with General Plan Land Use Objective 6 because the project will revitalize the physical character and economic wellbeing of an otherwise vacant parcel that is currently not generating any tax revenue.

c) No Impact. The site is not located within a Natural Community Conservation Plan area or other habitat conservation plan area. No mitigation measures are required.

Mitigation Measure(s): None required

XI. 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? | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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) <u>No Impact</u>. The project site is surrounded by commercially developed urban uses. Current site conditions indicate that there are no mineral resources on or within the project site and no locally important mineral resource recovery areas located in the project area. Therefore, project implementation would not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and the residents of the state. No mitigation measures are necessary. Mitigation Measure(s): None required					
XII. 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)- d) <u>Less Than Significant Impact</u>. There are two potential sources of concern regarding noise: 1) noise generated on adjacent properties during construction and 2) noise impacts caused by the additional traffic generated by future occupants of the proposed project A short-term noise increase during construction would be expected to occur from the use and transport of heavy constructed equipment. However, pursuant to the City's standard condition of approval, construction shall be limited to the hours of 8:00 a.m. to 8:00 p.m. Monday through Friday, 9:00 a.m. through 7:00 p.m. on Saturday, and 10:00 a.m. through 7:00 p.m. on Sundays and national holidays. Dirt hauling and construction material deliveries or removal are prohibited during the peak traffic periods; morning (7:00 a.m. to 9:00 a.m.) and afternoon (4:00 p.m. to 6:00 p.m.). This standard condition of approval limiting the hours on construction activity would reduce potential impact from construction noise to a level that is less than significant.					

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
A short-term increase in groundborne vibration and noise would be expected to occur during grading and construction. The size of the project and limitations on allowable hours of construction found in the City's Municipal Code as well as conditions of approval for the project would reduce this impact to a level that is less than significant. The increases in traffic on surrounding streets would not generate a significant increase in noise levels. The project site is located in an area consisting of an existing auto dealership, a cemetery, a gas station, and a freeway and major arterial with existing high traffic volumes. Operational noise levels would result from vehicles entering and exiting the site and from noise normally generated by auto service facilities. These types of noise levels are consistent with existing surrounding ambient noise caused by the uses listed above and noise attributed to operational activities is not expected to be significant. Further the area is already characterized by noise consistent with major arterials and freeways that experience high traffic volumes and commercial uses each generating their own noise levels. Noise levels are consistent with developed urban areas and this project will be complimentary to such development. No mitigation measures are necessary. e)- f) <u>No Impact</u>. The proposed project is not located near a private airstrip; the nearest airport to the project site is the Los Angeles International Airport (LAX), located approximately 1.8 miles south of the project site. The surrounding uses such as the freeway and a major arterial are generating high noise levels with the constant motion of traffic. Compared to the auto service use that will be within enclosed buildings, these existing noise levels create existing impacts of a higher degree than will be expected by the auto service use. Further airport with its traffic and the nature of its use as a port for jet aircraft are creating higher noise levels than what will be expected of the proposed use. No mitigation measures are necessary. Mitigation Measure(s): None required				
XIII. 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) <u>Less Than Significant Impact</u>. The proposed project will not include housing, however the project may result in a marginal increase in population because it will provide for new job opportunities that may result in new employees moving into the City. However this population increase, if it occurs, is expected to be within growth scenarios for the City. b)- c) <u>No Impact</u> The project is a proposed commercial development on a vacant lot with no residential uses. The proposed use will serve commercial users and there will be no demolition of residential uses or displacement of people. No significant reduction or displacement of population or housing is associated with the project.				
Mitigation Measure(s): None required				

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. 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 other performance objectives for any of the public services:					
Fire protection?	☐	☐	☒	☐	
Police protection?	☐	☐	☒	☐	
Schools?	☐	☐	☒	☐	
Parks?	☐	☐	☒	☐	
Other public facilities?	☐	☐	☐	☒	
Responses:					
a) & b) Fire and Police protection					
<u>Less Than Significant Impact.</u> The Culver City Fire Department (CCFD) maintains three stations and the closest station to the proposed site is Station No. 3 located approximately 1 mile north of the site. The proposed project will be conducted and operated in accordance with the latest CCFD codes and guidelines for construction, access, water, fire flows and hydrants. Standard conditions regarding street improvements require the preparation and implementation of traffic control plans to ensure that construction does not obstruct emergency access. The Culver City Police Department (CCPD) is located approximately less 3.5 miles northwest of the project site. According to the CCPD, the emergency response time anywhere in the City for a top priority emergency is three minutes or less. Currently the project site is vacant and although the proposed project will result in a total of 26,284 square feet of auto service use, the site currently generates Fire and Police services as needed. The increased commercial square footage is not expected to result in a substantial increase in Fire and Police services. Neither the Fire Department nor the Police Department during the internal review of the project identified impacts to their response times as noted above; further they did not identify impacts to their ability to provide adequate services. Implementation of standard Fire Department related requirements will address potential impacts and the inclusion of security measures such as 24-hour on-site security and/or on-site exterior lighting, and alarm systems will assist in deterring potential criminal activity. Additionally the project is within the expected development envelope anticipated for this land use. Fire and Police comments did not indicate that this project was beyond their scope of services as would be expected along this commercial area.					
c) Schools					
<u>Less Than Significant Impact.</u> As a proposed commercial office and retail use with no residential component the project is not expected to generate a substantial population increase that would necessitate additional school services. Further, the Culver City Unified School District (CCUSD), in accordance with California Government Code Section 53080 and 65995, collects statutory developer fees prior to the issuance of a building permit. CCUSD determines the use of these funds which can include construction or reconstruction of school facilities. The office project will not result in significant adverse impacts relative to schools because it is not expected to generate a substantial population increase and payment of the school fees by the applicant, in accordance with State law, would offset impacts to school services. No mitigation measures are necessary.					
d) Parks					
<u>Less Than Significant Impact.</u> The use of the existing neighborhood and regional parks is not expected to substantially increase due to the project's proposed 26,284 square feet of auto service use. The project does not have a residential					

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
component and is not subject to in-lieu parkland fees. The project will not require new construction or expansion of parks facilities and with the on-site break rooms it will provide rest areas for employees. Further the existing nearby Fox Hills Park will provide further outdoor areas for employees on their breaks. Patrons will not have access to this area and break areas and outdoor seating for customers waiting for their vehicles already exist at the car dealerships adjacent lot in the City of Los Angeles. e) Other Public Facilities <u>No Impact.</u> Other facilities have not been identified that could be impacted by the project. No mitigation measures are necessary. Mitigation Measure(s): None required					
XV. 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)-b) <u>Less Than Significant Impact.</u> As stated above in Section XIV- Parks, the use of the existing neighborhood and regional parks is not expected to substantially increase with this project that will provide substantial on-site break rooms for employees; patrons will not have access to this area. The project will not require new construction or expansion of parks or recreational facilities. Overall, the project will not result in significant adverse impacts relative to recreation because it is not expected to generate a substantial demand for park uses. No mitigation measures are necessary. Mitigation Measure(s): None required					
XVI. TRANSPORTATION/TRAFFIC -- Would the project:					
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulating system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b)	Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards 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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Responses:

a).and b). Less Than Significant Impact. Based on Translutions' Airport Marina Honda-Ford Preliminary Traffic Analysis, the project is expected to generate approximately 24 new net trips per day and the study concluded that a traffic analysis would not be required. City staff reviewed the project's trip generation from a more conservative perspective and did not credit the trips created by 21 service bays located at an off-site location (5425 Grosvenor Boulevard) that will be closed resulting in eight (6) net new service bays. Assuming the construction of 27 new service bays (and not counting trips from the off-site location), and based on the Institute of Transportation Engineers' Trip Generation Manual (ITE Manual) Code 942, the project is expected to generate 17 trips per hour in the PM peak hour which would not create a significant impact at any intersection. Circulation systems, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit will not be significantly affected due to the low traffic and trip generation the project is expected to create. Therefore a traffic study is not required and operational traffic impacts will be less than significant.

c). No Impact. The project would have no effect on air traffic patterns.

d). Less Than Significant Impact. The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections). The project's on-site access is only for emergency vehicles and County vehicles needing to access Centinela Creek. Patrons will not access the site and employees will access the site from existing driveways on lots adjacent to the site which are developed to City of Los Angeles standards. Adequate loading for the project will either occur from the L.A. City portion of the project or at night when business are closed and traffic is light along Centinela Avenue. Direct access off of Centinela Avenue to "night drop" locations at the project site will be available and conditions will be crafted that only allow curbside delivery during the night when businesses are closed. Due to the prohibition of direct access adjacent to Centinela Avenue for both employees and patrons, hazards due to a design feature (e.g., sharp curves or dangerous intersections) will be less than significant. Also Centinela Avenue at this segment is relatively straight with a slight incline. The street design is in and of itself lacking in sharp curves or "blind spots". The buildings will be set back 5 feet from the curb which will provide an area for emergency parking if a motorist must stop. Potential impacts will be less than significant.

e). Less Than Significant Impact. The design and construction of the project will be required to incorporate all applicable City standards related to emergency access to ensure that the emergency access would be adequate. Included within these standards will be a required driveway and gate with lock box for emergency access only. Therefore, implementation of the project will not result in any impacts.

f). No Impact. The proposed project will not conflict with any adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The proposed project is consistent with the City's bicycle and pedestrian master plan and will be required to install onsite bicycle parking and a bicycle lane along Centinela Avenue.

Traffic impacts will be less than significant and no mitigation measures are necessary.

Mitigation Measure(s): None required

EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. 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 City 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. Expansion of the existing facilities is not necessary. The proposed project will have less than significant impact 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 some of 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 is provided by the Golden State Water Company (GSWC) which contracts with the Metropolitan Water District for its supply. There are sufficient water supplies to the City to serve the proposed project. Expansion of the existing services is not necessary. The proposed project will have less than significant impacts to the water system.

f) Less Than Significant Impact. Solid waste from the proposed 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. No mitigation measures are necessary.

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. No mitigation measures are necessary.

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation Measure(s): None required				
XVIII. 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) <u>Less Than Significant Impact.</u> The proposed project will improve the project site which currently is vacant. The project site does not contain any threatened or endangered species or sensitive habitats. Therefore, the project will not degrade the quality of the environment or have any potential significant impacts to any plant or animal wildlife species.				
b) <u>Less Than Significant Impact.</u> Any potential cumulative impacts will be substantially reduced to less than significant standards due to standard City code requirements and conditions of approval.				
c) <u>Less Than Significant Impact.</u> The project will not result in significant environmental impacts from construction and operation of the project. Standard City code requirements will reduce any potential impacts to less than significant.				
Mitigation Measure(s): None required				

XVIII. EARLIER ANALYSES:

None

References Utilized:

1. Geotechnical Engineering Investigation prepared by Soils Engineering Incorporated, May 27, 2014.
2. Greenhouse Gas Assessment prepared by RBF Consulting, August 1, 2014.
3. Phase I Environmental Site Assessment prepared by GDC, April 28, 2014.
4. Preliminary Traffic Analysis prepared by Translutions, April 28, 2014.

MITIGATION MONITORING PROGRAM

The following environmental mitigation measures shall be incorporated into the project development as conditions of approval. The project applicant shall secure a signed verification for each of the mitigation measures which indicate that mitigation measures have been complied with and implemented, and fulfills the City environmental and other requirements (Public Resources Code Section 21081.6.). Final clearance shall require all applicable verification as included in the following table. The City of Culver City will have primary responsibility for monitoring and reporting the implementation of the mitigation measures unless otherwise indicated. The mitigation measures have been identified by impact category and numbered for ease of reference.

MITIGATION MONITORING PROGRAM Site Plan Review, SPR P-2014122 September 17, 2014				
MITIGATION MEASURE	Implementing Action, Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
<u>Hazards and Hazardous Materials</u> <i>The Property Owner or any successors in interest that assume responsibility for this project shall comply with the following project mitigation measures:</i> HM 1: Two monitoring wells located on the project site to measure contaminants as part of an ongoing California Regional Water Quality Control Board (the "Board") groundwater remediation program shall remain in their present location unless the Board has approved their relocation. Prior to grading and building permit issuance the City will require proof of continued correspondence with the Board regarding this ongoing groundwater remediation plan and the two monitoring wells. HM 2: Prior to grading and building permit issuance the City will require proof that building and grading permits have been reviewed by the Board and that the Board has no objections. The City will further require proof of Board approval for any proposed relocation, removal, cutting, or capping of the two monitoring wells. HM 3: Prior to grading and building permit issuance, the City will require proof that petroleum companies who have petroleum lines underneath the project site have been contacted.	Condition of Approval	Plan Check note and Field Inspection	Prior to Issuance of a Building Permit and On-Going during Construction	Building Safety Division and Planning

MITIGATION MONITORING PROGRAM

Site Plan Review, SPR P-2014122

September 17, 2014

MITIGATION MEASURE	Implementing Action, Condition or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
<i>The Property Owner or any successors in interest that assume responsibility for this project shall comply with the following project mitigation measures:</i> HM 4: <i>If during construction soil is found to be impacted with petroleum products or if petroleum lines are ruptured, construction will cease until the City has proof that an approved site cleanup, soil treatment or remediation plan from the appropriate governing body has been enacted.</i>	Condition of Approval	Plan Check note and Field Inspection	Prior to Issuance of Building Permit and during construction	Building Safety/building Safety Inspector; Planning Division; Fire; Public Works



translutions, Inc.
28 Filare
Irvine, California 92620

April 28, 2014

Mr. Fred Lopez,
Sauers Lopez Construction, Inc.
26141 Marguerite Parkway, Suite A
Mission Viejo, California 92692

Subject: Airport Marina Honda-Ford – Preliminary Traffic Analysis

Dear Mr. Lopez:

Translutions, Inc. (Translutions) is pleased to present this analysis for the proposed relocation of service bays for the Airport Marina Honda-Ford facility located in the City of Los Angeles. The proposed project includes the construction of 29 service bays to be located south of Centinela Avenue west of Green Valley Circle, in the City of Culver City. Access to the proposed facility will be provided through the existing driveways for Airport Marina Ford-Honda.

Existing Conditions

Current Operations. Currently, the Airport Marina Honda-Ford facility has 16 service bays on-site and 21 service bays at an off-site location at 5425 Grosvenor Boulevard. Service vehicles are dropped off by customers at the dealership, and porters drive the vehicles to the Grosvenor Boulevard facility, and once the service is completed, bring the vehicles back. Therefore, each service conducted at the Grosvenor Boulevard facility results in at least two additional trips (porters driving the vehicle to the Grosvenor Boulevard facility and driving it back). Sometimes, the porter is dropped off at the main dealership when no vehicles are scheduled to be brought back, resulting in more than two trips. However, for this memo, it is assumed that only two trips occur per vehicle for porter trips.

Vehicles Serviced. The service departments of both the Honda and Ford dealerships are open from 7:00 a.m. to 7:00 p.m. on weekdays, and from 8:00 a.m. to 5:00 p.m. on Saturdays. On an average, the Ford dealership services an average of 65 vehicles per weekday and 52 vehicles each Saturday. The Honda dealership services an average of 33 vehicles per weekday and 47 vehicles on Saturday. Therefore, on an average, a total of 98 vehicles are serviced each weekday and 99 vehicles are serviced each Saturday by the Honda and Ford dealerships. The 37 existing bays (16 on-site and 21 at the Grosvenor Boulevard facility) service a total of approximately 98 vehicles per weekday. This translates to approximately 196 customer trips per weekday.

The off-site facility on Grosvenor Boulevard, on an average, services about 23 vehicles per weekday. As stated earlier, service vehicles are dropped off by customers at the dealership, and porters drive the vehicles to the Grosvenor Boulevard facility, and once the service is completed, bring the vehicles back. Therefore, each service conducted at the Grosvenor Boulevard facility results in at least two additional trips (porters driving the vehicle to the Grosvenor Boulevard facility and driving it back). Therefore, there are at least 46 daily trips between the dealership and the Grosvenor Boulevard facility under current facility.

Employees. Currently, there are 37 service employees at the Ford dealership and 26 service employees at the Honda dealership, for a total of 63 service employees. Assuming two daily trips per employee, the current facility generates approximately 126 daily employee trips.

Development of Trip Generation Rate. Adding the employee trips, porter trips, and customer trips, the total service related trip generation at the facility is approximately 368 trips per day. Excluding the porter trips, the service related trip generation is approximately 322 trips per day, or approximately 8.7 trips per bay, per day. Table A shows the detailed calculation of the trip generation rate.

Future Conditions

The proposed project includes the construction of 29 service bays to be located south of Centinela Avenue west of Green Valley Circle, in the City of Culver City. Access to the proposed facility will be provided through the existing driveways for Airport Marina Ford-Honda. Upon completion of the project, the Airport Marina Ford-Honda dealership will include 45 service bays. The facility on Grosvenor Boulevard will no longer be used by the dealership, and therefore, completion of the project will increase the number of service bays by eight.

Project Trip Generation. Applying the trip generation rate per bay developed based on existing operations, the project will generate an additional 70 trips per day. However, the project will also reduce at least 46 porter trips per day, which will result in a net trip generation of 24 new trips per day. Table A also shows the calculation of the net new trips.

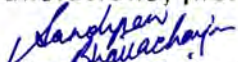
Conclusion

Based on the above analysis, the project is forecast to generate approximately 24 net new trips per day. Therefore, Translutions believes that a traffic analysis should not be required for this project.

Thank you for the opportunity to provide this analysis. If you have any questions, please do not hesitate to contact me at (949) 232-7954.

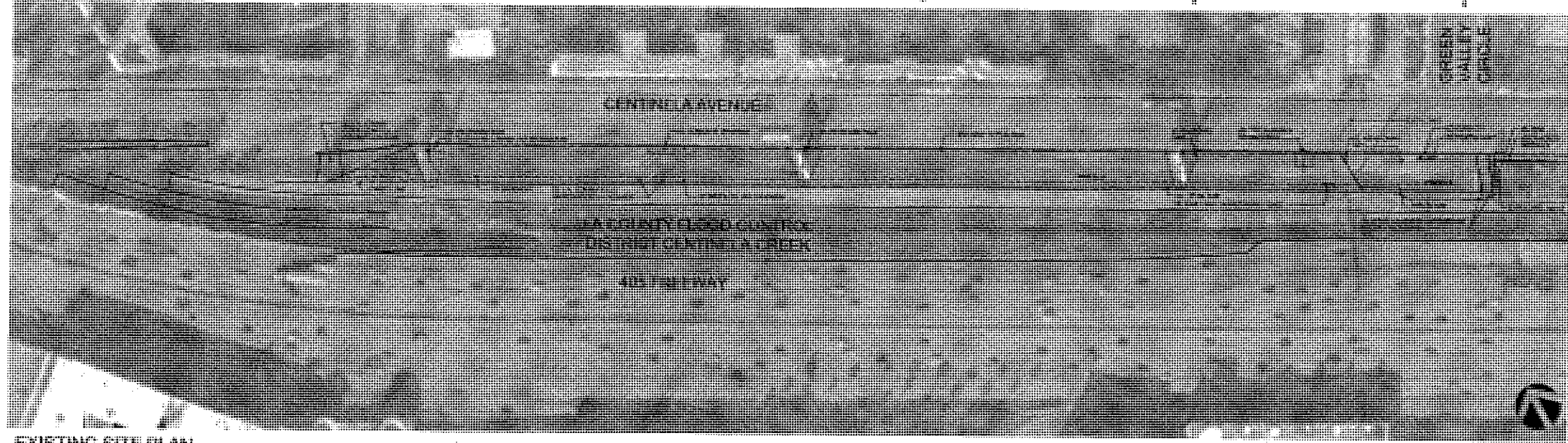
Sincerely,

translutions, Inc.

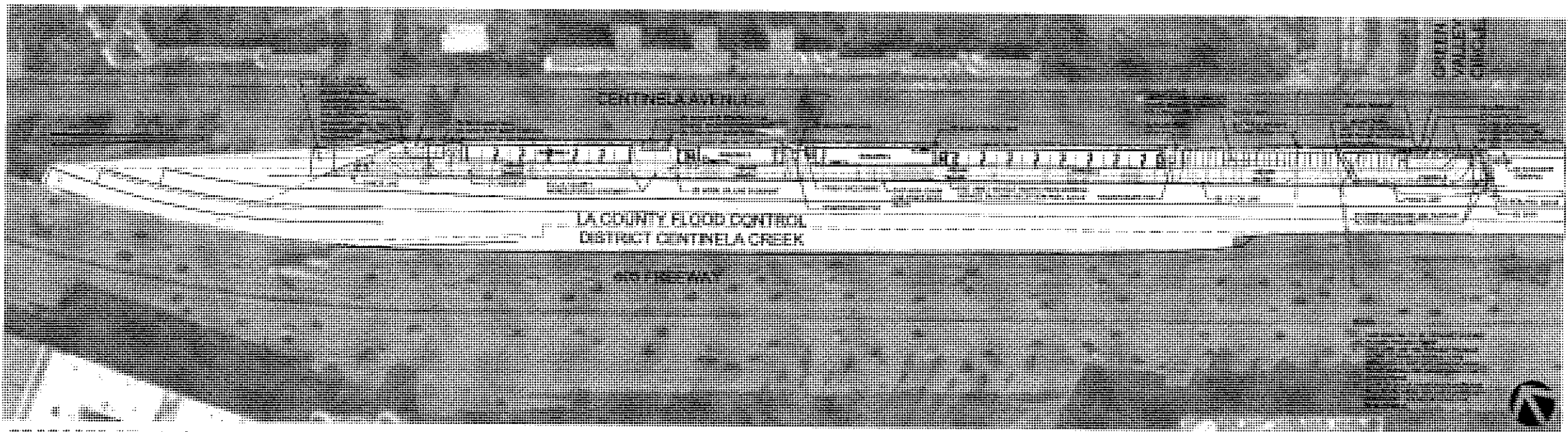

Sandipan Bhattacharjee, P.E., AICP
Principal

Attachment A - Weekday Trip Calculations

Existing Conditions		
Number of Bays		
	On-Site	16
	Off-Site (Grosvenor Boulevard)	21
	Total	37
Number of Vehicles Serviced (Weekday)		
	Honda	33
	Ford	65
	Total	98
Employees		
	Honda	26
	Ford	37
	Total	63
Weekday Customer Trips		
	Honda	66
	Ford	130
	Total	196
Weekday Employee Trips		
	Honda	52
	Ford	74
	Total	126
Weekday Porter Dropoff Trips		46
Weekday Total Trips		368
Weekday Total Trips (-) Porter Trips		322
Average Trips Ber Bay		8.70
Future Conditions		
Number of Bays		
	Proposed Bays	29
	Existing On-Site	16
	Off-Site (Grosvenor Boulevard)	0
	Total	45
Closure of Off Site Facility		-21
Net New Bays		8
Weekday New Trips for 8 Bays		70
Porter Trip Reduction		-46
Net New Weekday Trips		24



EXISTING SITE PLAN



PROPOSED SITE PLAN

PROJECT TEAM

OWNER

NAME: NOARUS PROPERTIES, INC.
ADDRESS: 6701 CENTER DRIVE WEST
SUITE 925
LOS ANGELES, CA 90045
CONTACT: GARY ALMODO
PHONE: (310) 258-0920
FAX: (310) 258-0925

CLIENT / CONTRACTOR

NAME: SAUERS LOPEZ CONSTRUCTION, INC.
ADDRESS: 25141 MARQUETTE PARKWAY
SUITE A
MISSION VILLO, CA 92692
CONTACT: FRED LOPEZ
PHONE: (949) 362-0756
FAX: (949) 362-0759

ARCHITECT

NAME: CARLILE COATSWORTH ARCHITECTS, INC.
ADDRESS: 2495 CAMPUIS DRIVE
2ND FLOOR
EVING, CA 92612
CONTACTS: THOMAS LONDON, AIA &
MARY BETH MCMANUS-JOHNSON
PHONE: (949) 853-1190
FAX: (949) 853-1140

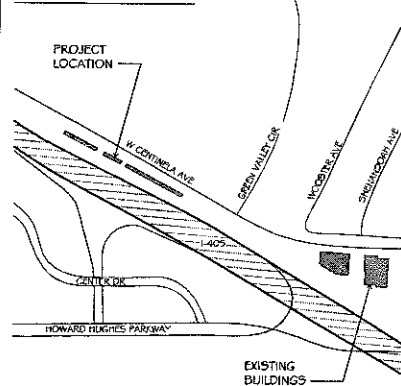
CIVIL ENGINEER

NAME: THRENS ENGINEERING, INC.
ADDRESS: 14343 PINESTONE BOULEVARD
LA MIRADA, CA 90638
CONTACT: CESAR RAMIREZ
PHONE: (714) 951-4511
FAX: (714) 951-4173

LANDSCAPE ARCHITECT

NAME: SCOTT PETERSON
ADDRESS: 26575 WALNUT HILLS DR
LAKE ARROWHEAD, CA 92352
CONTACT: SCOTT PETERSON
PHONE: (909) 337-3695
FAX: (909) 337-6904
EMAIL: scott@spdesign.com

VICINITY MAP



SITE DATA

GROSS SITE AREA:	74,514 sf
PARCEL "A":	66,137 sf
PARCEL "B":	8,377 sf
NET SITE AREA:	67,318 sf
BUILDING AREA:	26,284 sf
BUILDING "A":	6,216 sf
BUILDING "B":	5,309 sf
1ST FLOOR:	3,369 sf
2ND FLOOR:	2,940 sf
BUILDING "C":	16,799 sf
1ST FLOOR:	11,040 sf
MEZZANINE:	5,759 sf
OCCUPANCY:	S-1
SITE COVERAGE (ON NET):	39%
LANDSCAPE COVERAGE:	16.4%
PARKING REQUIRED:	162 SPACES
ON-SITE (NEW FACILITY):	96 SPACES
OFF-SITE (EXISTING FACILITY):	67 SPACES
PARKING PROVIDED:	407 SPACES
ON-SITE (NEW FACILITY):	33 SPACES
OFF-SITE (EXISTING FACILITY):	374 SPACES

*FOR FULL PARKING PLANS & TABULATIONS, REFER TO SHEET A-102.

ACCESSOR'S PARCEL NUMBERS:

4134-016-000 & 4134-016-009

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THOSE PORTIONS OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 50.00 FEET WIDE, LYING 25.00 FEET ON EACH SIDE OF THE CENTER LINE OF THE "SANTA MONICA LINE" OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY, AS GRANTED TO THE LOS ANGELES PACIFIC RAILROAD COMPANY, IN THE DEED RECORDED ON MARCH 26, 1902 AS INSTRUMENT NO. 64 IN BOOK 1557 PAGE 195 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE SOUTHEASTERNLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 1817, AS PER MAP FILED IN BOOK 30 PAGE 1 OF PARCEL MAPS, AND BOUNDED NORTHWESTERLY BY THE SOUTHERLY BOUNDARY LINE OF LOT 5 OF SAID FRACTIONAL SECTION 19.

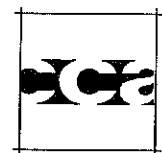
EXCEPT THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF, LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS SHOWN IN DEED RECORDED DECEMBER 23, 1995 AS INSTRUMENT NO. 85-1508901, OF OFFICIAL RECORDS.

PARCEL B:

THOSE PORTIONS OF RANCHO SANJUAN REDONDO AND THE RANCHO AGUA DE LA CONTINELLA AND OF LOTS 3 AND 5, ALL IN FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 50.00 FEET WIDE, LYING 25.00 FEET ON EACH SIDE OF THE CENTER LINE OF THE "SANTA MONICA LINE" OF THE SOUTHERN CALIFORNIA RAILROAD COMPANY, AS GRANTED TO THE LOS ANGELES PACIFIC RAILROAD COMPANY, IN THE DEED RECORDED ON MARCH 26, 1902 AS INSTRUMENT NO. 64 IN BOOK 1557 PAGE 195 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE SOUTHEASTERNLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 1817, AS PER MAP FILED IN BOOK 30 PAGE 1 OF PARCEL MAPS, AND BOUNDED NORTHWESTERLY BY THE SOUTHERLY BOUNDARY LINE OF LOT 5 OF SAID FRACTIONAL SECTION 19.

EXCEPT THAT PORTION OF SAID LAND LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 1817, FILED IN BOOK 30 PAGE 1 OF PARCEL MAPS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF, LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS SHOWN IN DEED RECORDED DECEMBER 23, 1995 AS INSTRUMENT NO. 85-1508901, OF OFFICIAL RECORDS.



Carlile
Coatsworth
Architects, Inc.

2495 Campus Drive
Second Floor
Irvine, California 92612
Phone: 949.853.1190
Fax: 949.853.1140
www.carlilecoatsworth.com



AIRPORT MARINA
FORD / HONDA
FOR
NOARUS
PROPERTIES, INC.

6002 W. CENTINELA AVENUE,
CULVER CITY, CA

REVISIONS:

10 JANUARY 2014	ISSUED FOR OWNER REVIEW
21 JANUARY 2014	ISSUED FOR PRELIMINARY PROJECT REVIEW
18 APRIL 2014	PROGRESS REVISION #1
19 JUNE 2014	PROGRESS REVISION #2
07 JULY 2014	SITE PLAN REVIEW SUBMITTAL
25 JULY 2014	PARKING COUNT REVISION
15 AUGUST 2014	SITE PLAN REVIEW REVISION

PROJECT:	13062
FILE:	A-101.DWG
DATE:	10 JAN 2014
DRAWN BY:	RRST
SCALE:	AS NOTED

SHEET TITLE:
OVERALL SITE PLAN

A-101

E

D

C

B

A

E

D

C

B

A

Carlile
Coatsworth
Architects, Inc.

2495 Campus Drive
Second Floor
Irvine, California 92614
Phone: 949.833.1630
Fax: 949.833.1140
www.carlilecoatsworth.com

SAUERS LOPEZ
CONSTRUCTION, INC.

AIRPORT MARINA
FORD / HONDA
FOR
NOARUS
PROPERTIES, INC.

6002 W. CENTINELA AVENUE,
CULVER CITY, CA

REVISIONS:

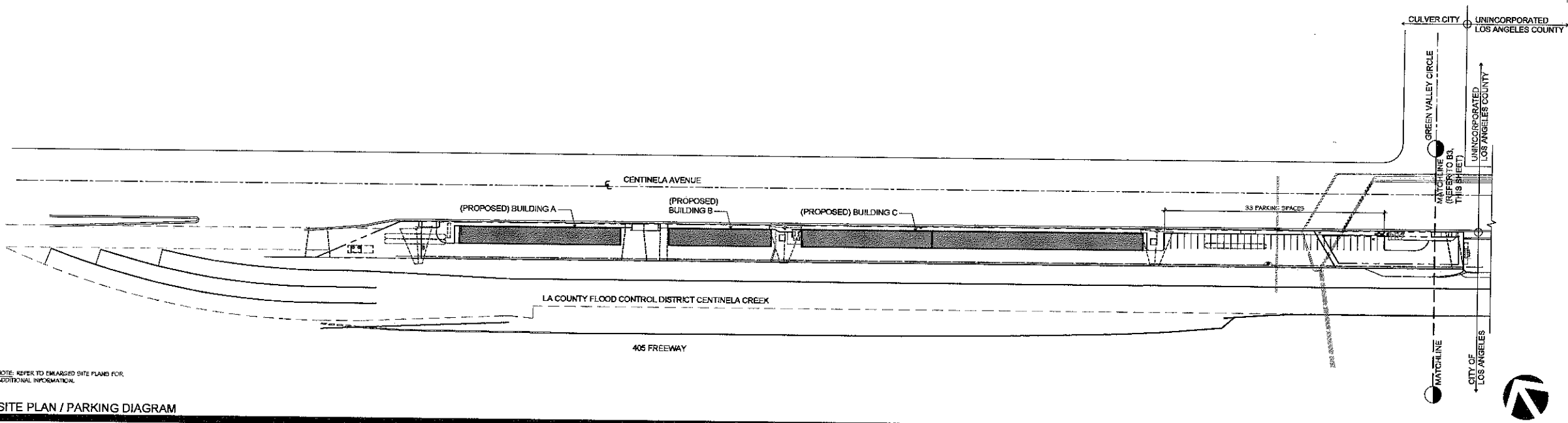
1	10 JANUARY 2014
2	ISSUED FOR OWNER REVIEW
3	21 JANUARY 2014
4	ISSUED FOR PRELIMINARY PROJECT REVIEW
5	10 APRIL 2014
6	PROGRESS REVISION #1
7	19 JUNE 2014
8	PROGRESS REVISION #2
9	07 JULY 2014
10	SITE PLAN REVIEW SUBMITTAL
11	23 JULY 2014
12	PARKING COUNT REVISION
13	19 AUGUST 2014
14	SITE PLAN REVIEW REVISION

PROJECT: 13062
FILE: A-102.DWG
DATE: 10 JAN 2014
DRAWN BY: ST
SCALE: AS NOTED

SHEET TITLE:
PARKING PLANS

A-102

SHEET OF
SHEET NUMBER SYSTEM - S.S. - PROJECT, S.S. - SHEET NUMBER

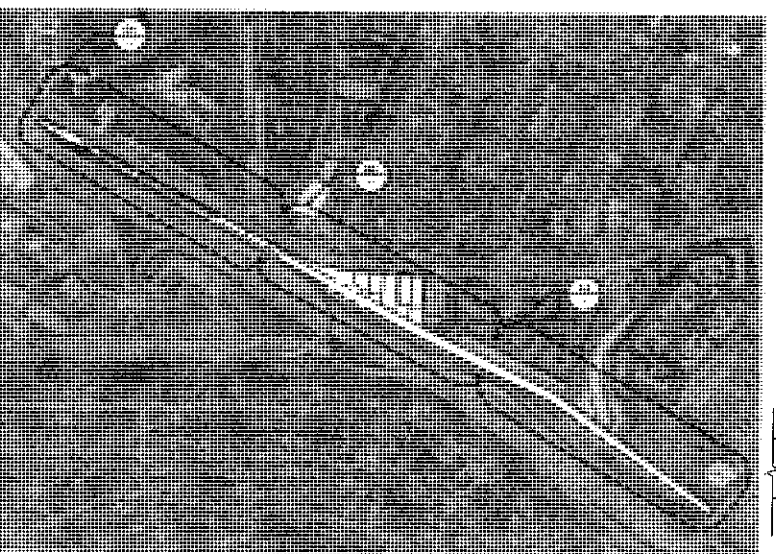


D1 SITE PLAN / PARKING DIAGRAM

SCALE: 1"=60'-0"

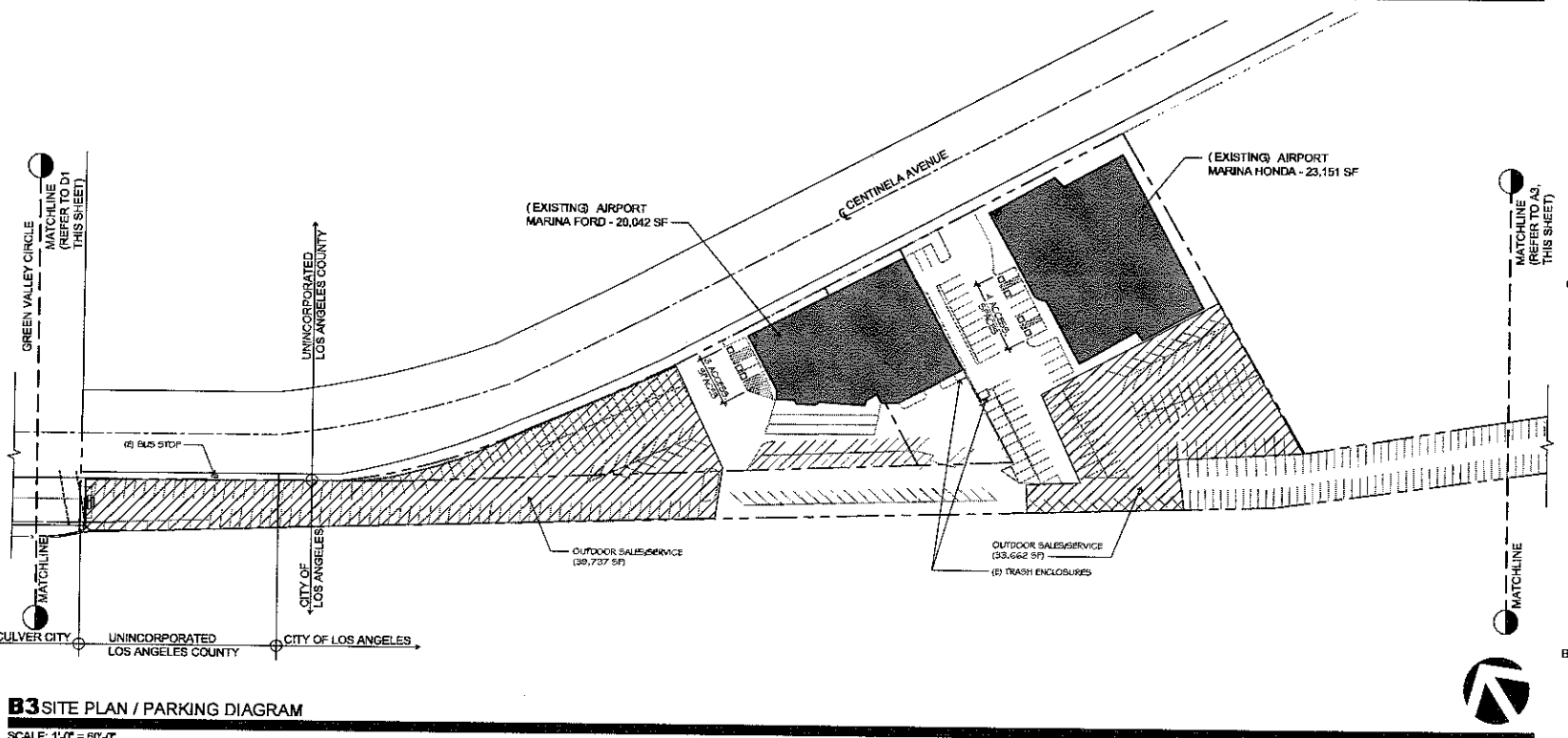
REQUIRED	PROVIDED
EXISTING BUILDINGS (CITY OF LOS ANGELES)	EXISTING BUILDINGS
HONDA BUILDING: (PER PERMIT SET #30466280, DATED NOV. 1990) TOTAL = 23 SPACES STANDARD = 22 SPACES ACCESSIBLE = 1 SPACE	HONDA BUILDING: (PER PERMIT SET #30466280, DATED NOV. 1990) TOTAL = 40 SPACES STANDARD = 44 SPACES ACCESSIBLE = 4 SPACES
FORD BUILDING: (PER PERMIT SET #30466280, DATED AUG. 1990) TOTAL = 44 SPACES STANDARD = 42 SPACES ACCESSIBLE = 2 SPACES	FORD BUILDING: (PER PERMIT SET #30466280, DATED AUG. 1990) TOTAL = 48 SPACES STANDARD = 45 SPACES ACCESSIBLE = 3 SPACES
TOTAL (BOTH BUILDINGS) = 23 + 44 = 67 SPACES STANDARD = 22 + 42 = 64 SPACES ACCESSIBLE = 1 + 2 = 3 SPACES VAN (1 PER 6 HC SPACES) = 1 SPACE	TOTAL (BOTH BUILDINGS) = 48 + 40 = 88 SPACES STANDARD = 44 + 45 = 89 SPACES ACCESSIBLE = 4 + 3 = 7 SPACES VAN (1 PER 6 HC SPACES) = 2 SPACES
PROPOSED BUILDING (CITY OF CULVER CITY)	PROPOSED BUILDING
3 PER SERVICE DAY = 27 BAYS X 3 = 81 1 PER 1,000 SF STORAGE = 5,410 SF (BUILDING D) / 1,000 = 5 7,380 SF (BUILDING C) / 1,000 = 7	ON-SITE PARKING STANDARD = 33 SPACES
TOTAL = 81 + 5 + 7 = 93 SPACES STANDARD = 91 SPACES ACCESSIBLE = 4 SPACES VAN (1 PER 6 HC SPACES) = 1 SPACE	OFF-SITE PARKING: (APN 4103-005-030) STANDARD = 275 SPACES (NOT DESIGNATED FOR SALES/SERVICE PARKING)
COMBINED SITES	COMBINED SITES
TOTAL = 67 + 93 = 160 SPACES STANDARD = 156 SPACES ACCESSIBLE = 7 SPACES VAN = 2 SPACES	TOTAL = 311 SPACES STANDARD = 400 SPACES ACCESSIBLE = 7 SPACES VAN = 2 SPACES *PER REQUIRED # OF SPACES

C1 PARKING TABULATIONS



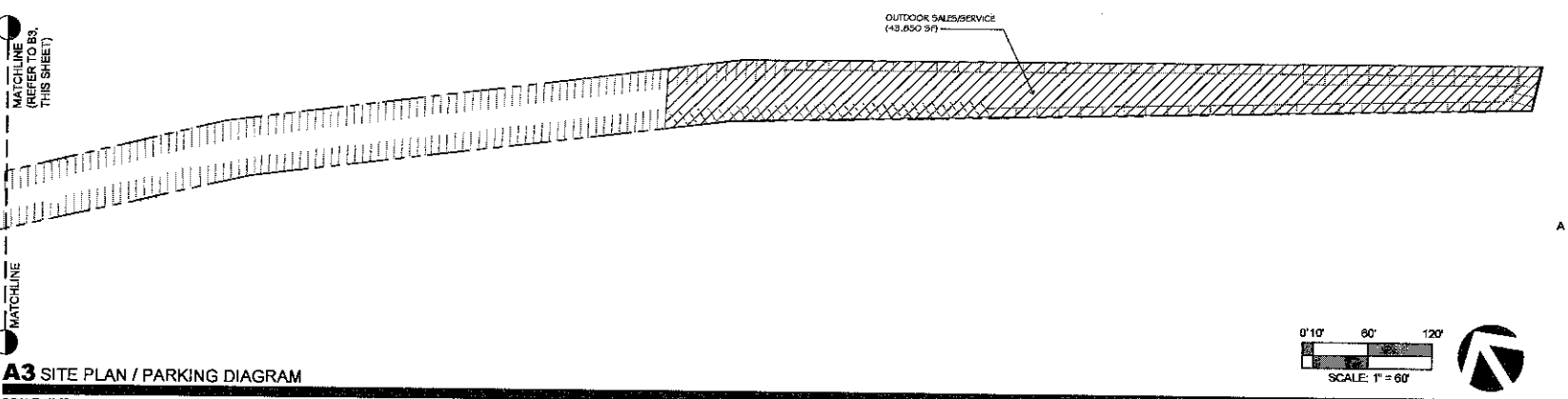
A1 KEY PLAN

NOT TO SCALE



B3 SITE PLAN / PARKING DIAGRAM

SCALE: 1"=60'-0"



A3 SITE PLAN / PARKING DIAGRAM

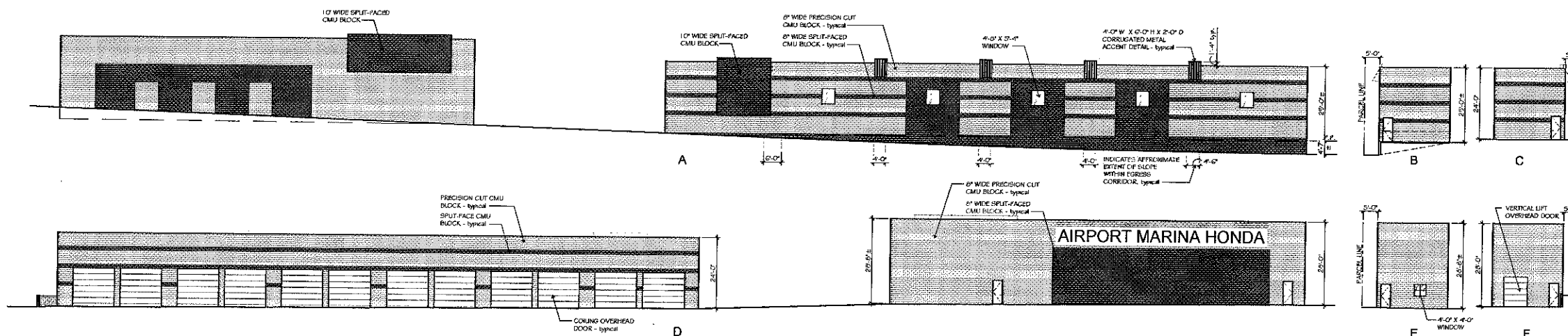
SCALE: 1"=60'-0"

0' 10' 60' 120'
SCALE: 1"=60'



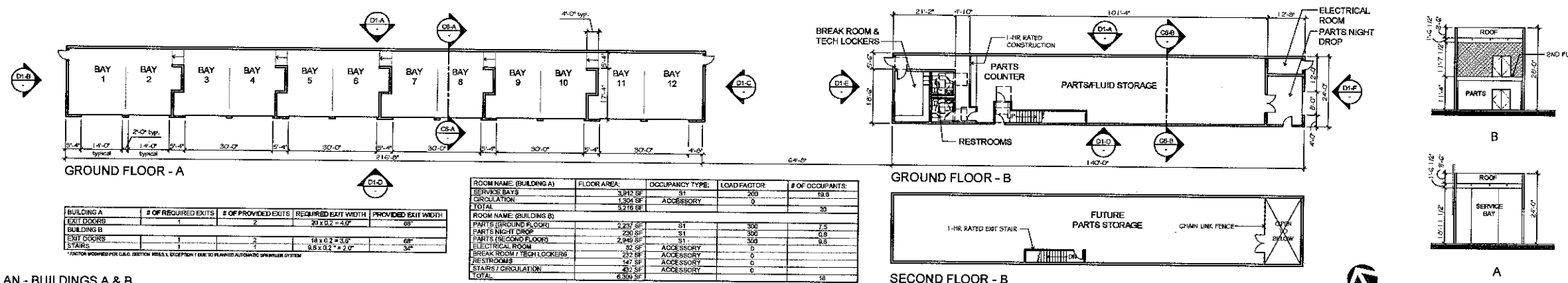
Carlie
Coatsworth
Architects, Inc.

2498 Campus Drive
Second Floor
Irvine, California 92612
Phone: 949.433.1530
Fax: 949.433.1140
www.carliecoatsworth.com



D1 ELEVATIONS - BUILDINGS A & B

SCALE: 1/16"=1'-0"

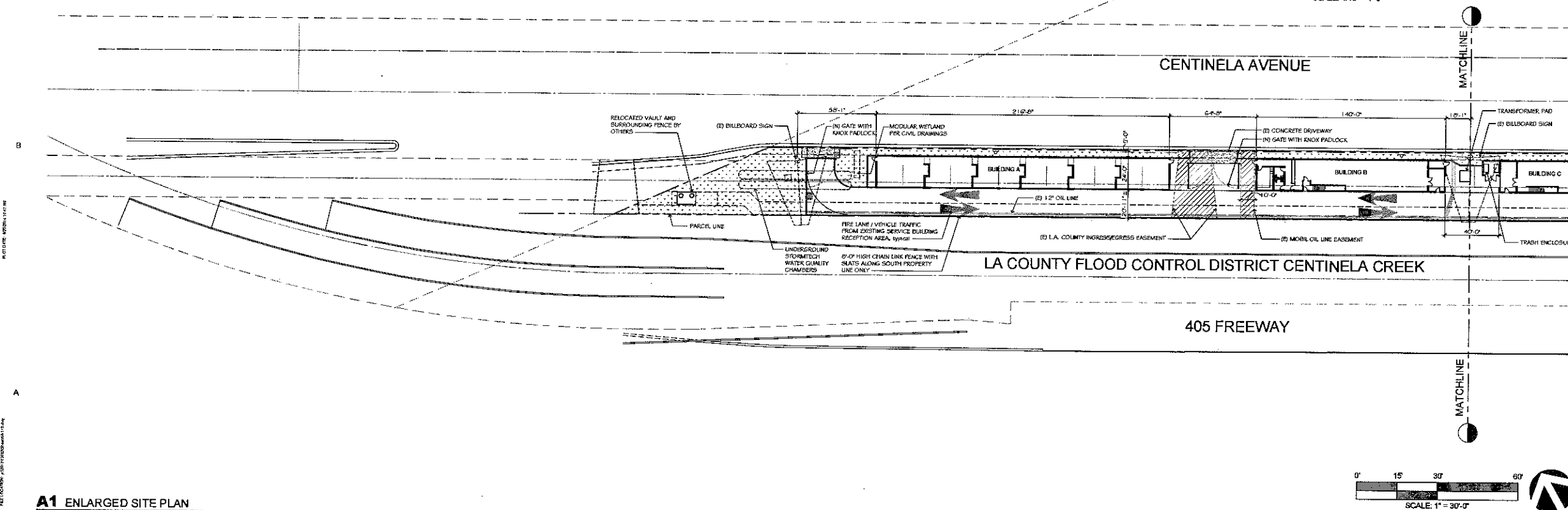


C1 FLOOR PLAN - BUILDINGS A & B

SCALE: 1/16"=1'-0"

C6 SECTION - BUILDINGS A/B

SCALE: 1/16"=1'-0"



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NOARUS
PROPERTIES, INC.

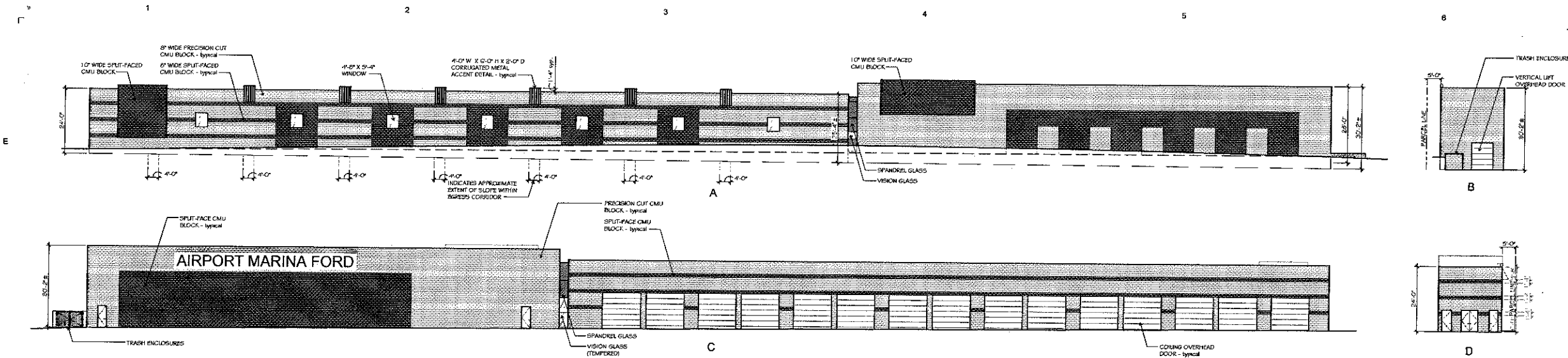
6002 W. CENTINELA AVENUE,
CULVER CITY, CA

REVISIONS:	
10 JANUARY 2014	ISSUED FOR OWNER REVIEW
21 JANUARY 2014	ISSUED FOR PRELIMINARY PROJECT REVIEW
15 APRIL 2014	PROGRESS REVISIONS #1
19 JUNE 2014	PROGRESS REVISIONS #2
07 JULY 2014	SITE PLAN REVIEW SUBMITTAL
29 JULY 2014	PARKING COUNT REVISION
13 AUGUST 2014	SITE PLAN REVIEW REVISION

PROJECT: 13062
FILE: A-110.DWG
DATE: 10 JAN 2014
DRAWN BY: RRS/ST
SCALE: AS NOTED

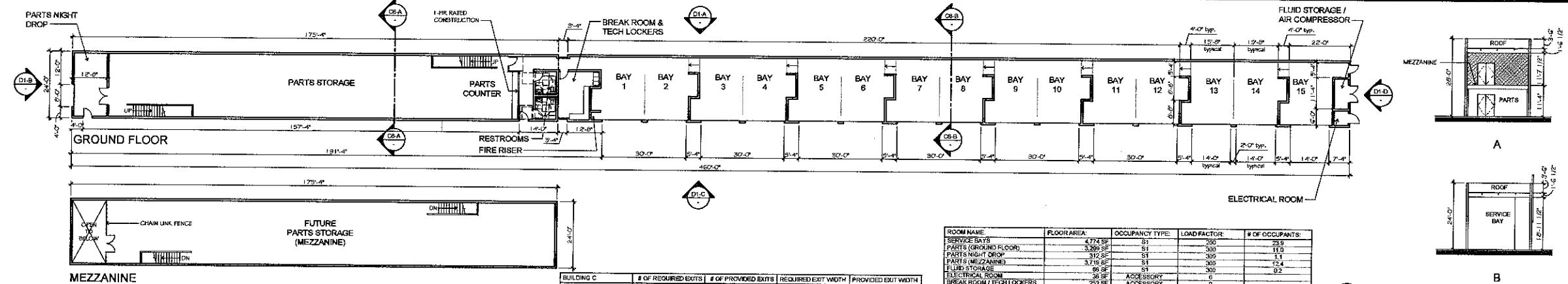
SHEET TITLE:
BUILDINGS A&B - PLANS &
ELEVATIONS

A-110



D1 ELEVATIONS - BUILDING C

SCALE: 1/16"=1'-0"



C1 FLOOR PLAN - BUILDING C

SCALE: 1/16"=1'-0"

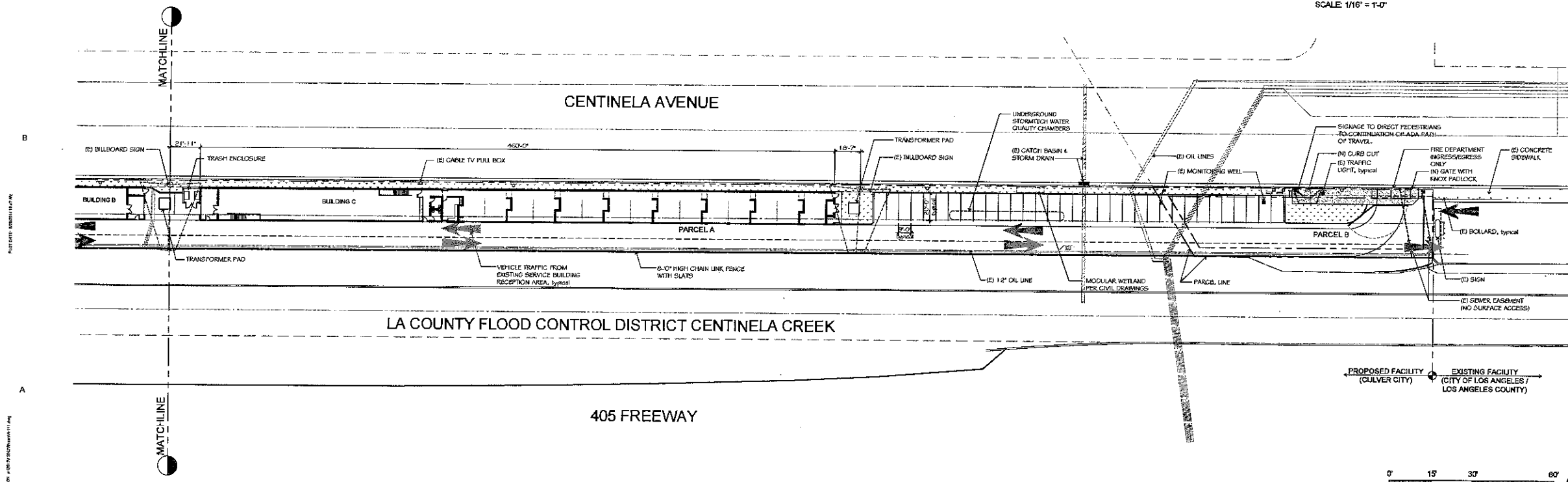
BUILDING C	# OF REQUIRED EXITS	# OF PROVIDED EXITS	REQUIRED EXIT WIDTH	PROVIDED EXIT WIDTH
EXIT DOORS	2	3	48 x 0.2 = 9.6"	102"
STAIRS	2	3	13 x 0.2 = 2.6"	96"

ROOM NAME	FLOOR AREA	OCCUPANCY TYPE	LOAD FACTOR	# OF OCCUPANTS
SERVICE BAYS	4,774 SF	B1	200	23.9
PARTS (GROUND FLOOR)	3,200 SF	B1	300	11.0
PARTS NIGHT DROP	310 SF	B1	300	1.1
PARTS (MEZZANINE)	3,710 SF	B1	300	12.4
FLUID STORAGE	86 SF	B1	300	0.2
ELECTRICAL ROOM	86 SF	ACCESSORY	0	0
BREAK ROOM / TECH LOCKERS	253 SF	ACCESSORY	0	0
RESTROOMS	151 SF	ACCESSORY	0	0
STAIRS / CIRCULATION	2,143 SF	ACCESSORY	0	0
TOTAL	14,763 SF			48

C6 SECTION - BUILDING C

SCALE: 1/16"=1'-0"

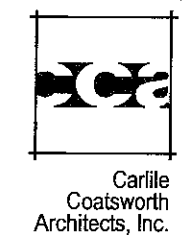
0' 8' 16' 32'
SCALE: 1/16"=1'-0"



A1 ENLARGED SITE PLAN

SCALE: 1"=30'-0"

0' 15' 30' 60'
SCALE: 1"=30'-0"



**Carlile
Coatsworth
Architects, Inc.**

2400 Cypress Drive
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www.carlilecoatsworth.com



**AIRPORT MARINA
FORD / HONDA
FOR
NOARUS
PROPERTIES, INC.**

6002 W. CENTINELA AVENUE,
CULVER CITY, CA

REVISIONS:	
10 JANUARY 2014	ISSUED FOR OWNER REVIEW
21 JANUARY 2014	ISSUED FOR PRELIMINARY PROJECT REVIEW
10 APRIL 2014	PROGRESS REVISIONS #1
15 JUNE 2014	PROGRESS REVISIONS #2
07 JULY 2014	SITE PLAN REVIEW SUBMITTAL
28 JULY 2014	PROGRESS REVISIONS #3
13 AUGUST 2014	PARKING COUNT REVISION
13 AUGUST 2014	SITE PLAN REVIEW REVISION

PROJECT: 13002
FILE: A-111.DWG
DATE: 10 JAN 2014
DRAWN BY: RR/ST
SCALE: AS NOTED

SHEET TITLE:
**BUILDING C - PLANS &
ELEVATIONS**

A-111

ADDITIONAL SHEETS: 13002-1, 13002-2, 13002-3, 13002-4, 13002-5, 13002-6, 13002-7, 13002-8, 13002-9, 13002-10, 13002-11, 13002-12, 13002-13, 13002-14, 13002-15, 13002-16, 13002-17, 13002-18, 13002-19, 13002-20, 13002-21, 13002-22, 13002-23, 13002-24, 13002-25, 13002-26, 13002-27, 13002-28, 13002-29, 13002-30, 13002-31, 13002-32, 13002-33, 13002-34, 13002-35, 13002-36, 13002-37, 13002-38, 13002-39, 13002-40, 13002-41, 13002-42, 13002-43, 13002-44, 13002-45, 13002-46, 13002-47, 13002-48, 13002-49, 13002-50, 13002-51, 13002-52, 13002-53, 13002-54, 13002-55, 13002-56, 13002-57, 13002-58, 13002-59, 13002-60, 13002-61, 13002-62, 13002-63, 13002-64, 13002-65, 13002-66, 13002-67, 13002-68, 13002-69, 13002-70, 13002-71, 13002-72, 13002-73, 13002-74, 13002-75, 13002-76, 13002-77, 13002-78, 13002-79, 13002-80, 13002-81, 13002-82, 13002-83, 13002-84, 13002-85, 13002-86, 13002-87, 13002-88, 13002-89, 13002-90, 13002-91, 13002-92, 13002-93, 13002-94, 13002-95, 13002-96, 13002-97, 13002-98, 13002-99, 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AIRPORT MARINA
FORD / HONDA
FOR
NOARUS
PROPERTIES, INC.

6002 W. CENTINELA AVENUE
CULVER CITY, CA

REVISIONS:

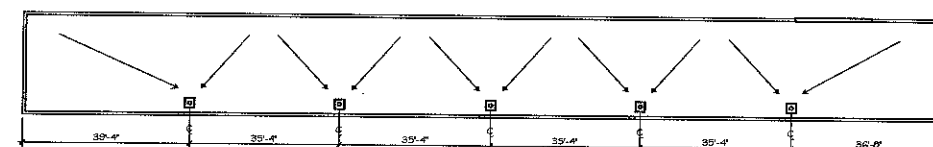
10 JANUARY 2014
ISSUED FOR OWNER REVIEW
21 JANUARY 2014
ISSUED FOR PRELIMINARY PROJECT REVIEW
15 APRIL 2014
PROGRESS REVISIONS: #1
15 JUNE 2014
PROGRESS REVISIONS: #2
07 JULY 2014
SITE PLAN REVIEW SUBMITTAL
29 JULY 2014
PARKING COUNT REVISION
15 AUGUST 2014
SITE PLAN REVIEW REVISION

PROJECT:	130622
FILE:	A-130.DWG
DATE:	10 JAN 2014
DRAWN BY:	JB
SCALE:	AS NOTED

SHEET TITLE:
ROOF PLANS

A-130

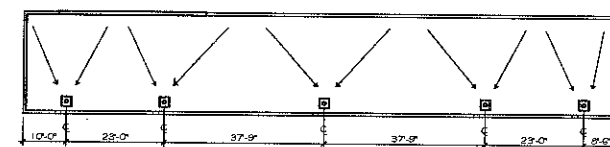
SHEET - OF -



C4 ROOF PLAN - BUILDING A

SCALE: 1/16" = 1'-0"

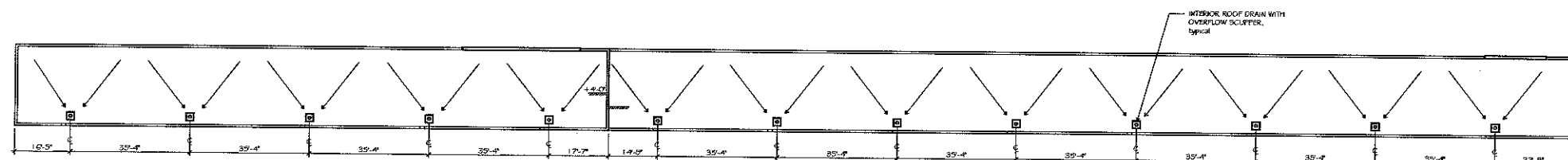
NOTE:
FOR TYPICAL NOTES AND
DETAILS REFER TO



B5 ROOF PLAN - BUILDING B

SCALE: 1/16" = 1'-0"

NOTE:
FOR TYPICAL NOTES AND
DETAILS REFER TO

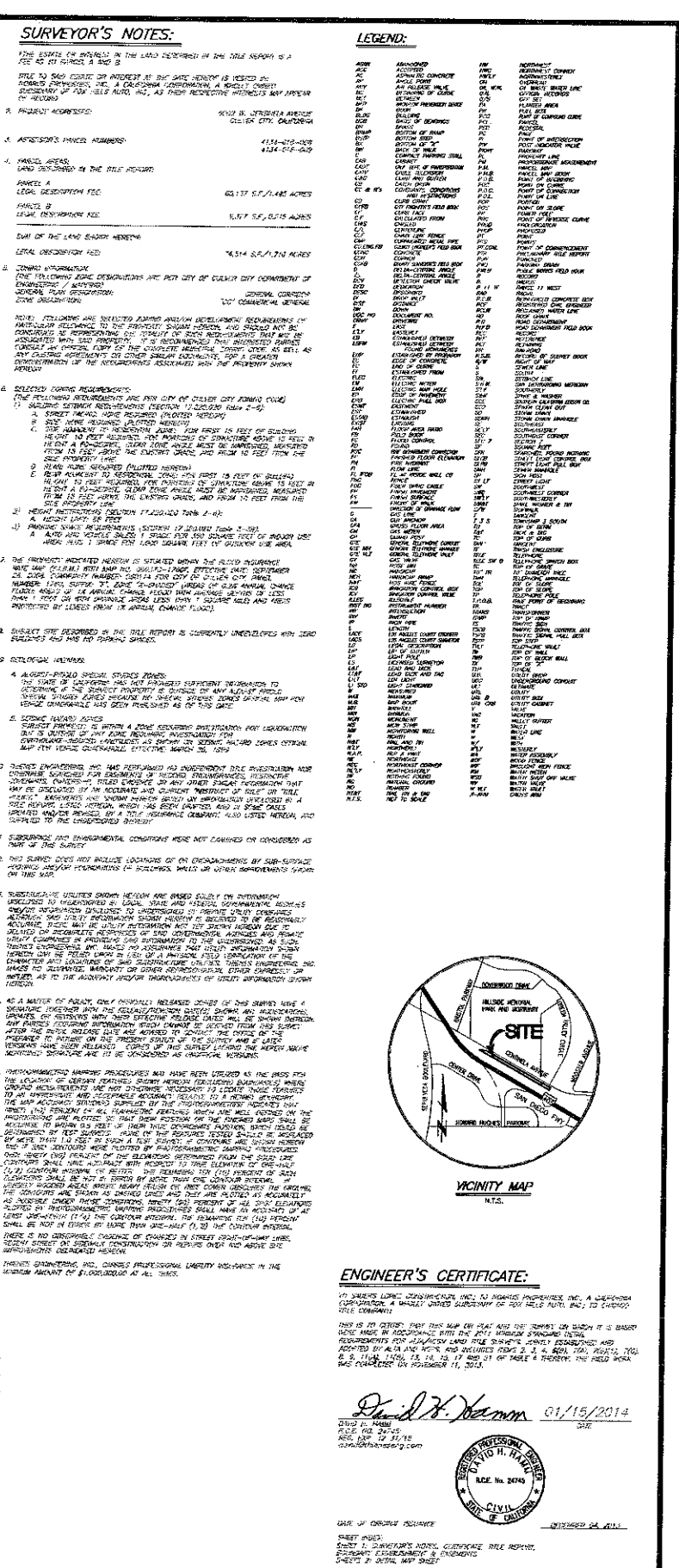


A1 ROOF PLAN - BUILDING C

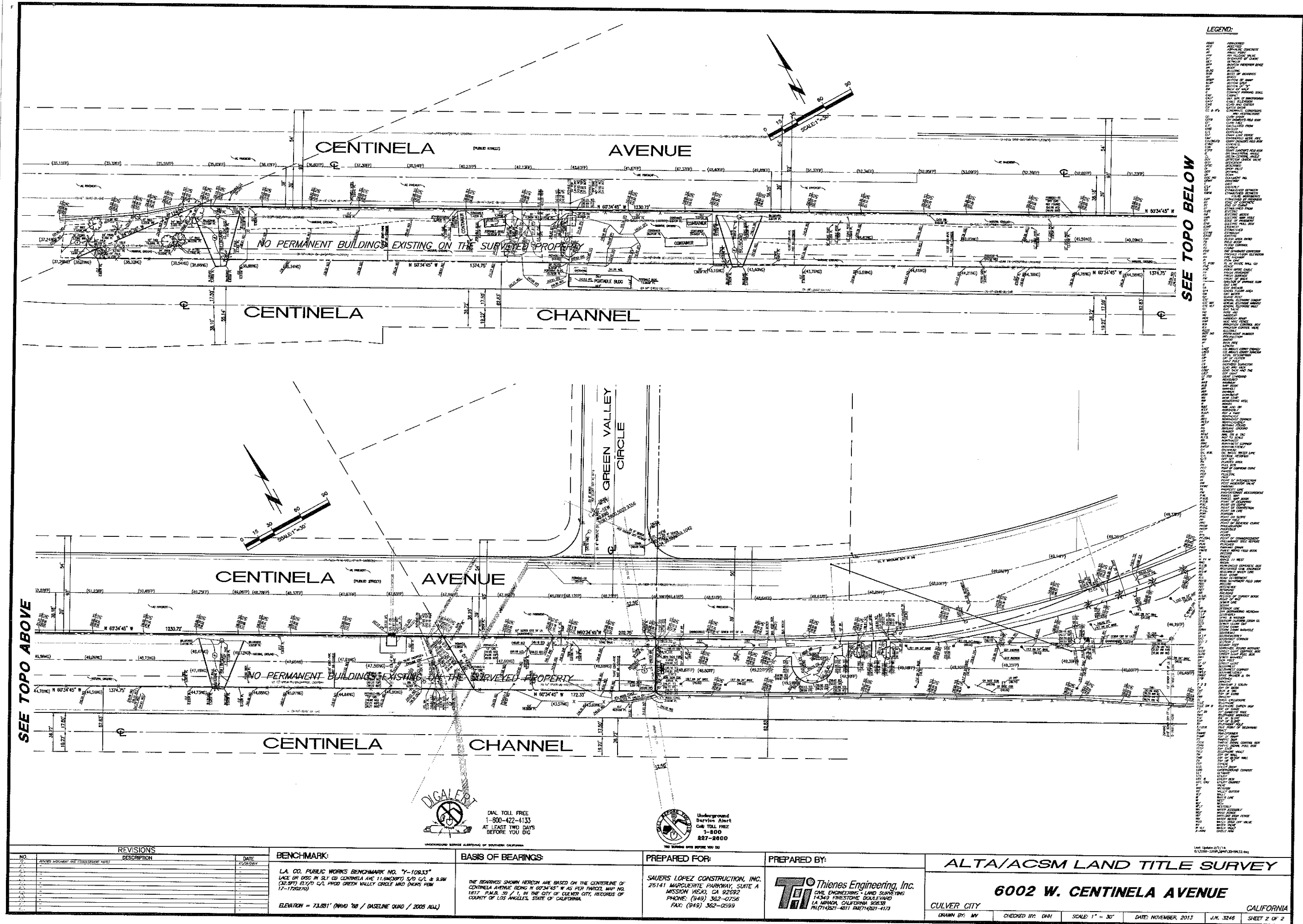
SCALE: 1/8" = 1'-0"

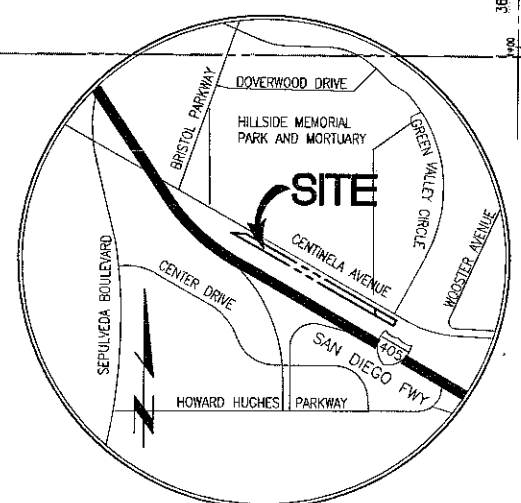
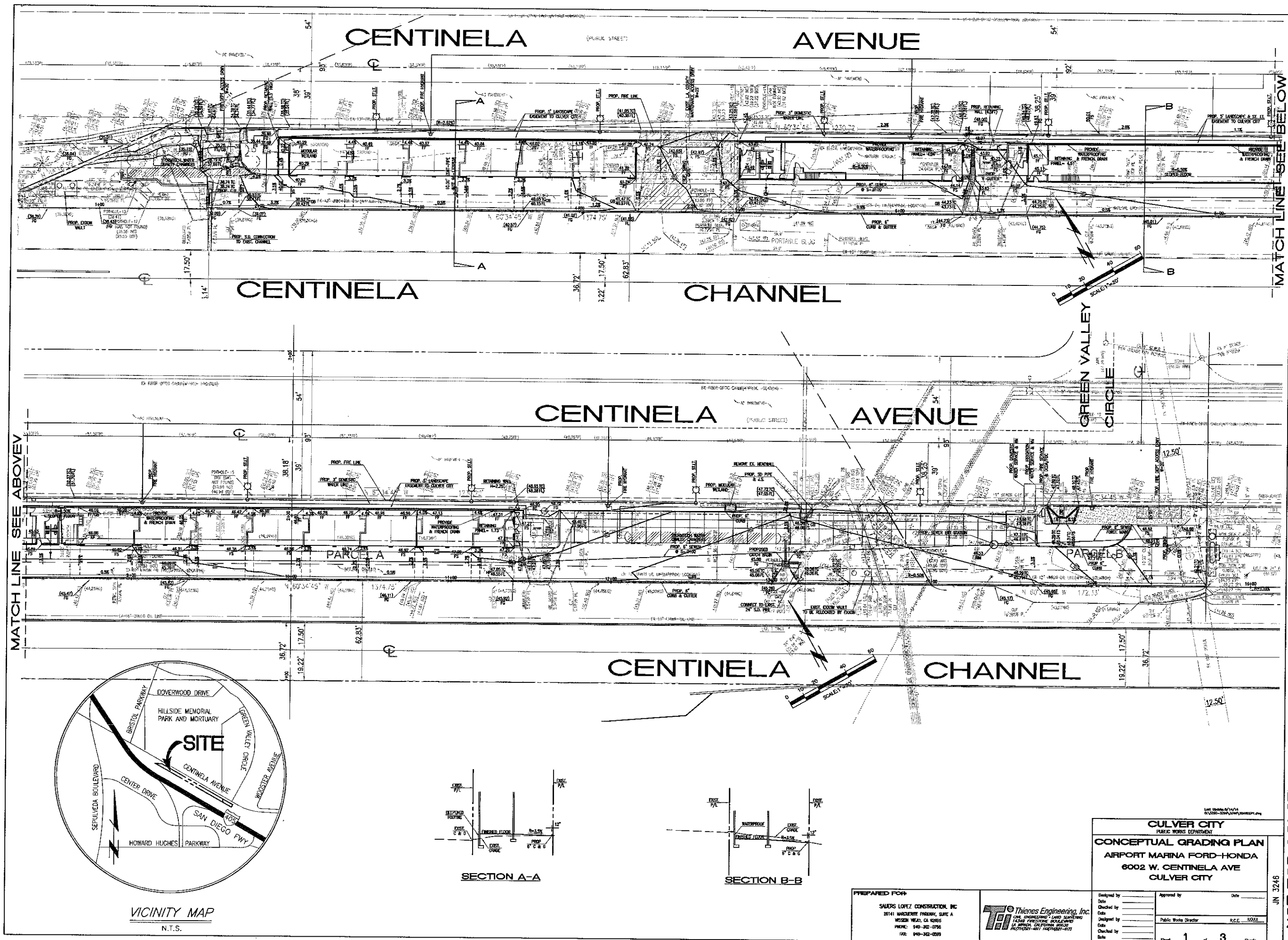
NOTES:

1. MINIMAL ROOFTOP EQUIPMENT ON BUILDINGS B & C TO BE PLACED AND SCREENED (BY BUILDING PARAPET) DURING FUTURE PROJECT PHASE.

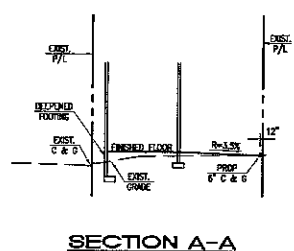


ALTA/ACSM LAND TITLE SURVEY				
6002 W. CENTINELA AVENUE				
SILVER CITY				
DRAWN BY: FBC	CHECKED BY: DHM	SCALE: 1" = 100'	DATE: NOVEMBER, 2013	J.N. 3246
				CALIFORNIA SHEET 1 OF 2

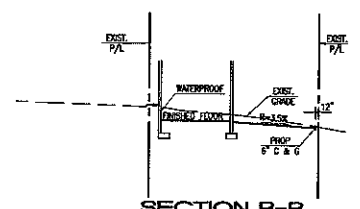




VICINITY MAP
N.T.S.



SECTION A-A



SECTION B-B

PREPARED FOR
SAVIER LOPEZ CONSTRUCTION, INC.
25141 MARQUETTE PARKWAY, SUITE A
MISSION VIEJO, CA 92690
PHONE: 949-362-0796
FAX: 949-362-0599



CULVER CITY
PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
AIRPORT MARINA FORD-HONDA
6002 W. CENTINELA AVE
CULVER CITY

Designed by	_____	Approved by	_____	Date	_____
Checked by	_____	Public Works Director	R.C.E. NODM		
Designed by	_____				
Checked by	_____				

NOT FOR CONSTRUCTION

CENTINELA AVENUE

906.11' WATER MAIN EXTENSION BY NOARUS AUTO

PROPOSED 8" DIP WATERMAIN

MATCH LINE

BUILDING A

BUILDING B

BUILDING C

CENTINELA CHANNEL

CENTINELA AVENUE

300.00' (TO BE VERIFIED) PROPOSED WATERMAIN BY GSW

GREEN VALLEY CIRCLE

SEE SHEET 3

MATCH LINE

PROPOSED 20" WAT (22,000 LUMEN)

140' MAX TYP.

PROPOSED PUBLIC F.H.

PROPOSED 20" WAT (22,000 LUMEN)

PROPOSED 3" WATER LINE

PROPOSED 20" WAT (22,000 LUMEN)

PROPOSED PUBLIC F.H.

PROPOSED 20" WAT (22,000 LUMEN)

PROPOSED JUNCTION STRUCTURE

REMOVE EXIST. FENCE AND HEADWALL

PROPOSED 20" WAT (22,000 LUMEN)

PROPOSED 1" LANDSCAPE SERVICE, WM, & DIP

PROPOSED 2" DOMESTIC WATER SERVICE, WM, & DIP

PROPOSED 10" FIRE SERVICE DDDA & FDS

PROPOSED PUBLIC F.H.

45.86' F.F.

37.63' INV - 6" S

37.67' INV - 6" S

S=0.0100

PARCELA

B.66

34.74' INV - 6" S

S=0.0100

PROPOSED STORMTECH WATER QUALITY CHAMBERS

PROPOSED C.B.

PROPOSED 6" PVC SDR 35 SEWER

S=0.010, 297.50' L

SCO EVERY 100'

CONNECT 12" SD PIPE TO EXIST. 36" SD PIPE

PROPOSED 12" SD PIPE

31.76' INV - 6" S

43.95' RIM

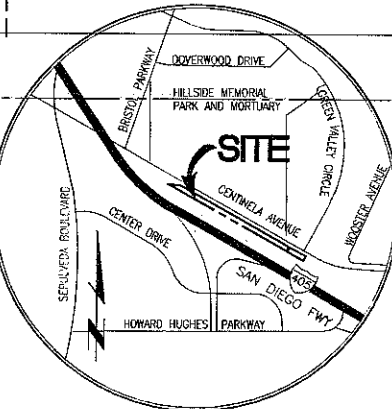
42.66' INV - 6" S

S=0.0100

PARCELA B

SEWER LIFT STATION WITH DUPLEX PUMP

EXIST. TRAF. SIGNAL WITH SAFETY LIGHT



VICINITY MAP
N.T.S.

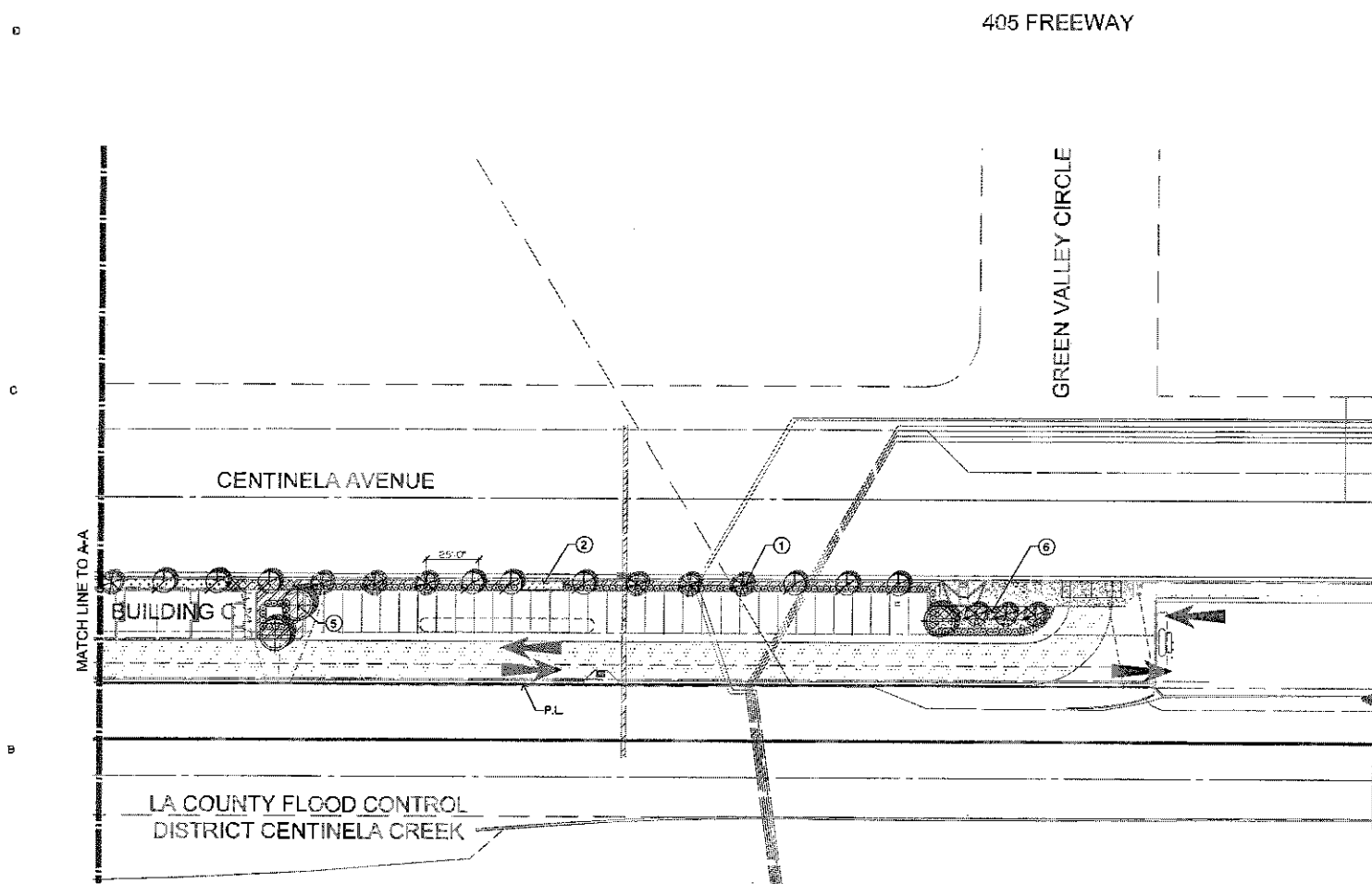
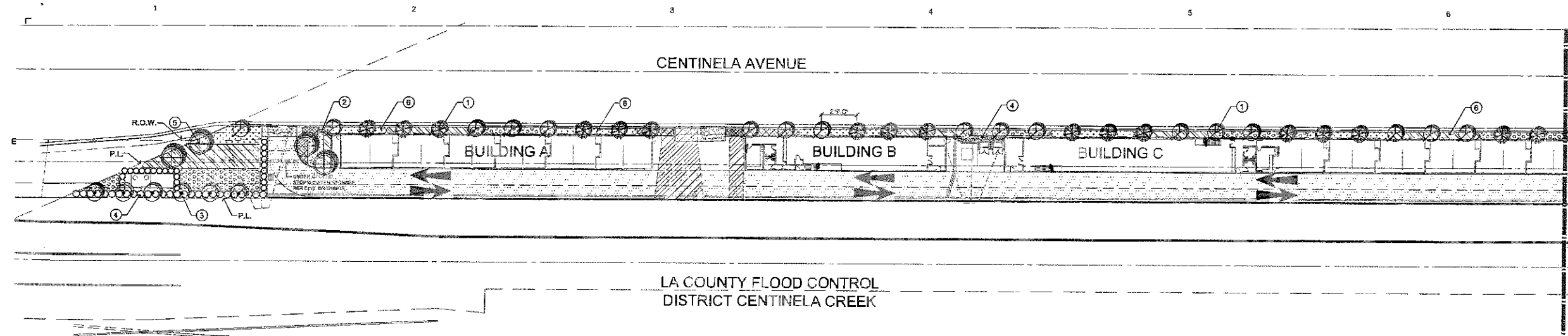
PREPARED FOR
AIRPORT MARINA
6701 CENTER DRIVE WEST, SUITE 102
LOS ANGELES, CA 90045
PHONE: 310-258-0001

Thienes Engineering, Inc.
ONE, CROCKETT - LAND BUILDING
14345 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
TEL: 310-481-4011 FAX: 310-481-4172

CULVER CITY
PUBLIC WORKS DEPARTMENT
CONCEPTUAL UTILITY PLAN
AIRPORT MARINA FORD-HONDA
6002 W. CENTINELA AVE
CULVER CITY

Designed by	Checked by	Approved by	Date
Designed by	Checked by	Public Works Director	R.C.E. 10/10/14
Sheet	2	of	3
Sheet			

JN 3246



DESIGN KEY NOTES:

- REQUIRED NEW STREET TREE AT 25' O.C. PER CULVER CITY MUNICIPAL CODE.
- 'MODULAR WETLAND' AREA SHALL BE PLANTED WITH GRASSES TOLERANT OF SEASONAL WATER INUNDATION, REFER TO PLANTING LEGEND.
- REQUIRED SCREEN TREES AT BACK PROPERTY PLANTED AT 20' O.C. PER CITY MUNICIPAL CODE.
- TYP. EVERGREEN SCREEN SHRUBS PER LEGEND.
- TYP. BROAD CANOPY SHADE TREE PER LEGEND.
- DROUGHT TOLERANT FLOWERING GROUND COVER AND SHRUB MASSES ALONG CENTINELA AVE. STREET FRONTAGE.

PLANTING LEGEND

	QTY.	PLANT FACTOR
NEW STREET TREE AT 25'-0" O.C. GELIERA PARVIFOLIA, AUSTRALIAN WILLOW 24" BOX SIZE REQUIRED	29	L
NEW STREET TREE @ 25' O.C. BAUHINIA PURPUREA, ORCHID TREE 24" BOX SIZE REQUIRED	27	M
BROAD CANOPY TREE OLEA EUROPEA WILSONII, FRUITLESS OLIVE 36" BOX SIZE, MULTI-TRUNK	7	L
SCREEN TREE PODOPHYLLUM GRACILIOR, GRACE FERN 36" BOX SIZE	8	M

GROUND COVER AND SHRUB MASSES

THE FOLLOWING IS A LIST OF PROPOSED GROUND COVERS AND SHRUB MASSES THAT WILL BE UTILIZED ON THIS PROJECT:

	WUCOLS
LANTANA M. 'GOLD RUSH', YELLOW TRAILING LANTANA 1 GAL. SIZE @ 24" O.C.	L
SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
MUHLBERGIA C. 'REGAL MIST', PINK MUHLY 1 GAL. SIZE @ 36" O.C.	L
SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
ROSMARINUS Q. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
CAREX PRAEGRACILIS, CLUSTERED FIELD SEDGE 1 GAL. SIZE @ 15" O.C.	L

PROPOSED SHRUBS

THE FOLLOWING IS A LIST OF PROPOSED DROUGHT TOLERANT SHRUBS THAT WILL BE UTILIZED ON THIS PROJECT:

	WUCOLS
CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE @ 36" O.C.	L
DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE @ 48" O.C.	L
ELAEAGNUS PUNGENS, SILVERBERRY 5 GAL. SIZE @ 60" O.C.	L

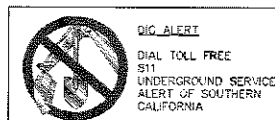
NOTE: A 2" LAYER OF MULCH TOP DRESSING SHALL BE APPLIED BETWEEN ALL PROPOSED PLANTS, TYP.

TREE CONTAINER SIZE CHART:	
TOTAL NUMBER OF TREES PROVIDED = 66 TREES	
MIN 20% OF TREES TO BE 36" BOX SIZE OR LARGER:	
= 13 TREES REQUIRED	
= 13 TREES PROVIDED	
MIN 30% OF TREES TO BE 24" BOX SIZE:	
= 19 TREES REQUIRED	
= 53 TREES PROVIDED	

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4-SOUTH INLAND VALLEY.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS



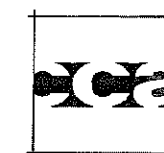
GENERAL NOTES:

- ALL BACKFLOW UNITS, FOG CHECK VALVES AND ELEC. TRANSFORMERS SHALL BE SCREENED FROM STREET VIEW WITH EVERGREEN SCREEN SHRUBS.
- ALL LANDSCAPE AREAS ADJACENT TO PARKING AREA OR DRIVE AISLE SHALL BE PROTECTED WITH A MIN. 6" HIGH CONCRETE CURB ABOVE THE SURROUNDING PAVEMENT
- ALL TREES SHALL BE STAKED IN COMPLIANCE WITH CITY STANDARDS.
- TREES LOCATED CLOSER THAN 5 FEET FROM PAVEMENT, CURBS, OR STRUCTURES SHALL BE INSTALLED WITH ROOT BARRIER PANELS.
- THE IRRIGATION SYSTEMS SHALL SERVED BY A SEPARATE IRRIGATION METER.

IRRIGATION NOTE:

- THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED CONTROLLERS, LOW FLOW RP ROTOR, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1861 WATER ORDINANCE.

NOTE: THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.



Carlie
Coatsworth
Architects, Inc.

2495 Campus Drive
Second Floor
Irvine, California 92614
Phone: 949.853.1910
Fax: 949.853.1910
www.carliecoatsworth.com



AIRPORT MARINA
FORD / HONDA
FOR
NOARUS
PROPERTIES, INC.

6002 W. CENTINELA AVENUE
CULVER CITY, CA

REVISIONS:

02-JUNE-2014
SUBMITTED FOR OWNER'S REVIEW

PROJECT:

FILE:

DATE: 10 JAN 2014

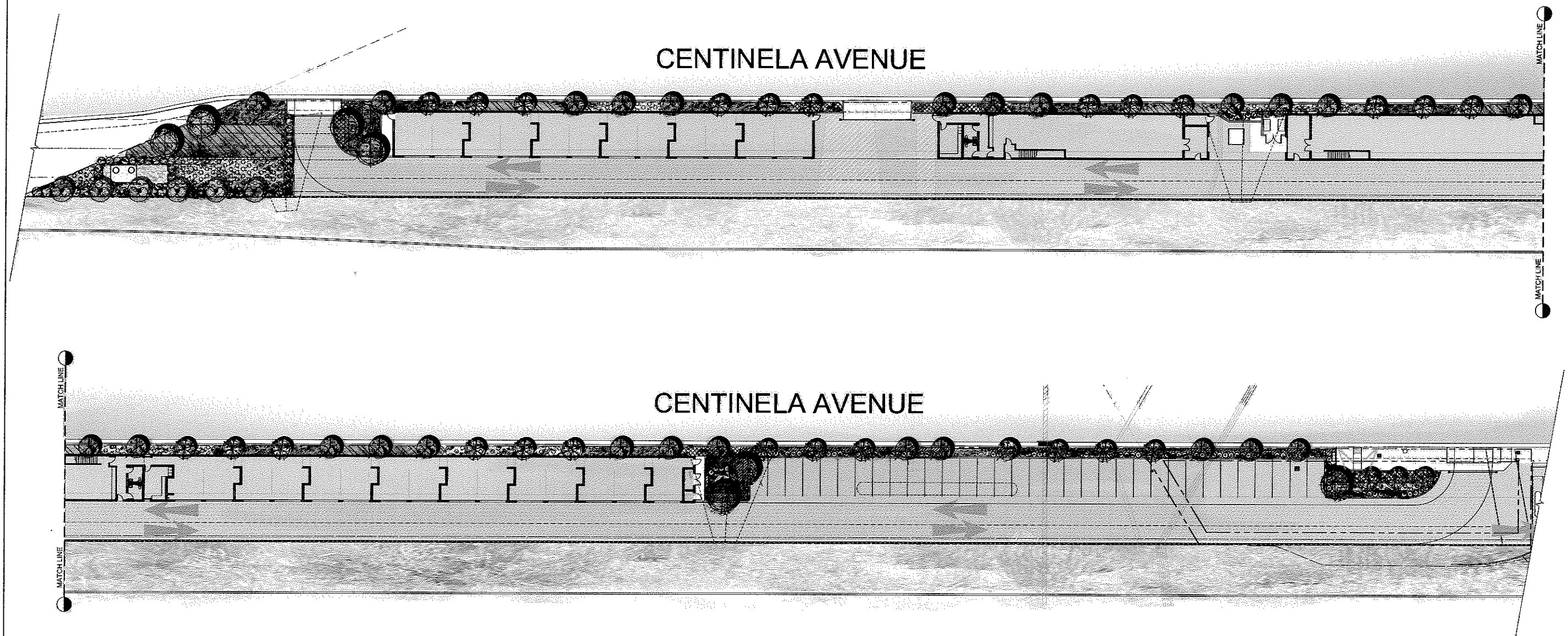
DRAWN BY:

SCALE: AS NOTED

SHEET TITLE:

CONCEPTUAL
LANDSCAPE PLAN

L-1



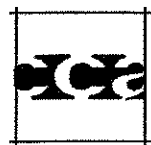
	CONCRETE SIDEWALK/PAVING		YELLOW LANTANA		PINK MUHLY		CREeping ROSEMARY
	ASPHALT PAVING		AUTUMN SAGE		CLEVELAND SAGE		FIELD SEDGE

FOR FULL PLANTING LEGEND, REFER TO LANDSCAPE DRAWING

LEGEND

COLOR SITE PLAN SCALE: 1" = 20'-0"

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.

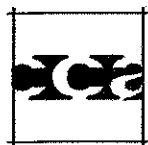


Carlile Coatsworth Architects, Inc.
2695 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.



26141 Marguerite Parkway, Suite A 1 Mission Viejo, CA 92692

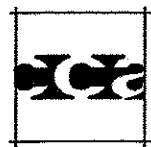


Carlile Coatsworth Architects, Inc.
2495 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1800 - Fax: 949.833.1140

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.



26141 Marguerite Parkway, Suite A | Mission Viejo, CA 92692

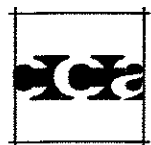


Carlile Coatsworth Architects, Inc.
2495 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1500 - Fax: 949.833.1140

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.



25141 Marguerite Parkway, Suite A | Mission Viejo, CA 92692

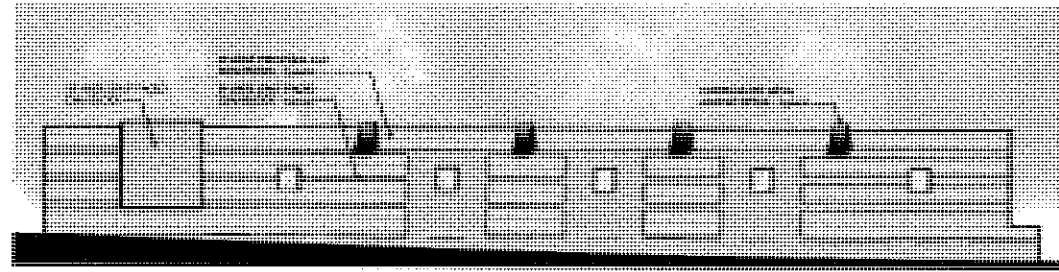


Carlile Coatsworth Architects, Inc.
2695 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.



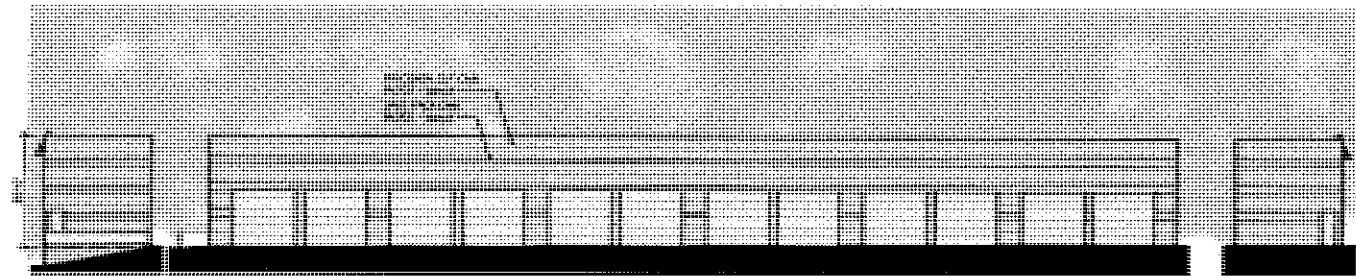
26141 Marguerite Parkway, Suite A | Mission Viejo, CA 92692



1



1



2

3

4

ELEVATIONS - BUILDING A

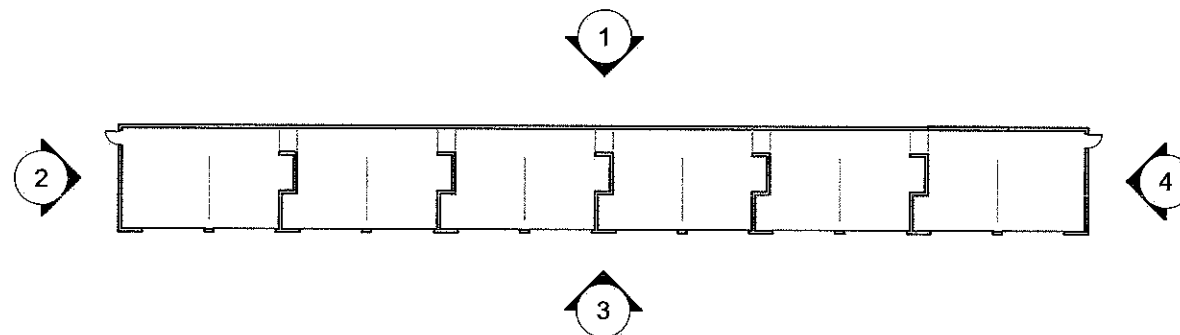


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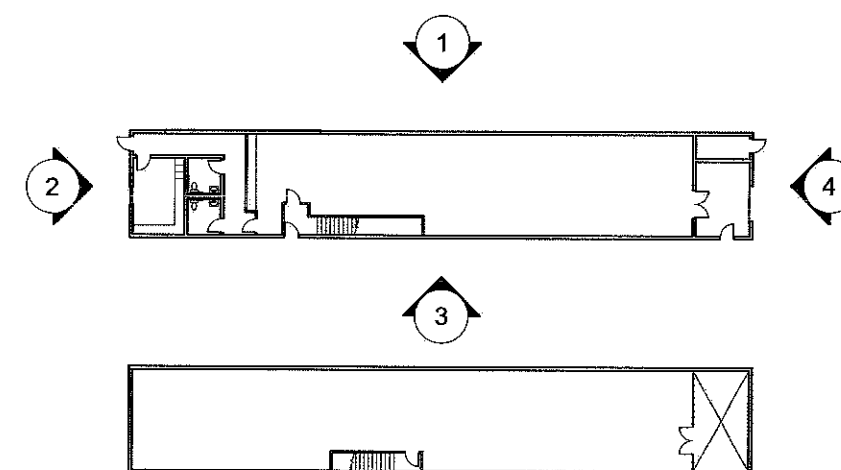
3

4

ELEVATIONS - BUILDING B



FLOOR PLAN - BUILDING A



FLOOR PLAN - BUILDING B - 1st AND 2nd FLOOR

	CONCRETE BLOCK: PRECISION PAINT: "RESERVED WHITE"		1/4" PPG "STARPHIRE" ULTRA CLEAR GLASS
	CONCRETE BLOCK: SPLIT FACE COOL GREY		GALVANIZED CORRUGATED SHEET METAL

COLOR AND MATERIAL LEGEND

COLOR ELEVATIONS - BUILDINGS A & B

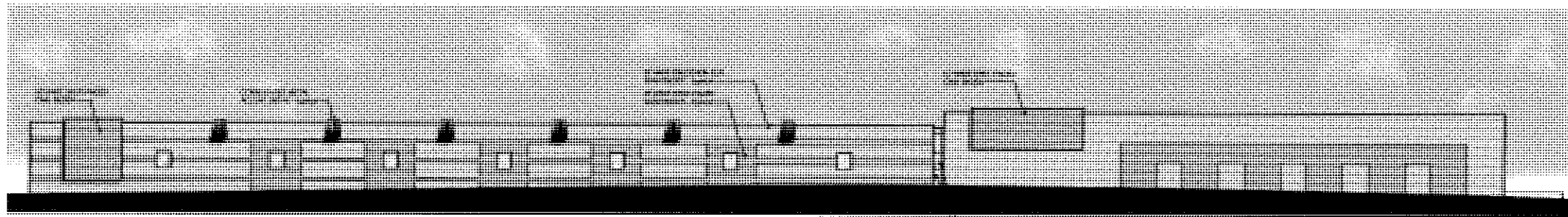
SCALE: 1/16" = 1'-0"



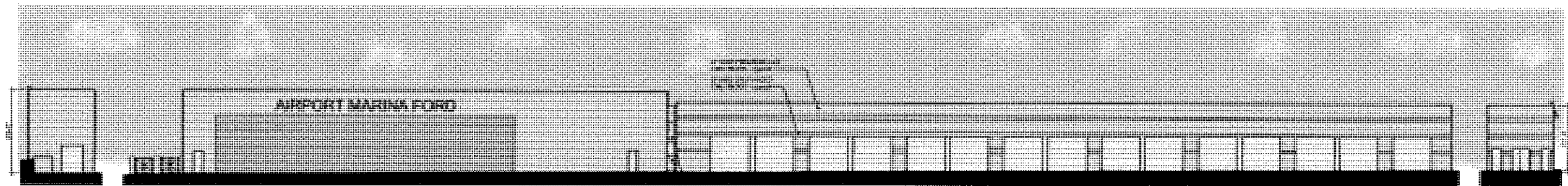
Carille Coatsworth Architects, Inc.
2005 Campus Dr. - Second Floor - Irvine, CA 92612 • Phone: (949) 251-1100 • Fax: (949) 251-1140

AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.

SAUERS LOPEZ
CONSTRUCTION, INC.
20441 Marguerite Parkway, Suite A J Mission Viejo, CA 92692
949.362.2755 | fax 949.362.8599 | www.sauerslopezconstruction.com



1

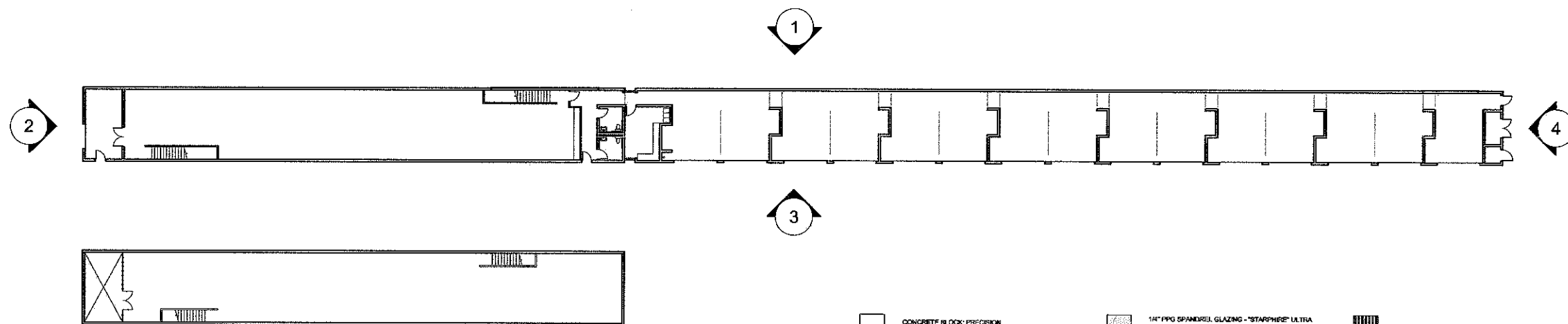


2

3

4

ELEVATIONS - BUILDING C



FLOOR PLAN - BUILDING C - 1st & 2nd FLOOR

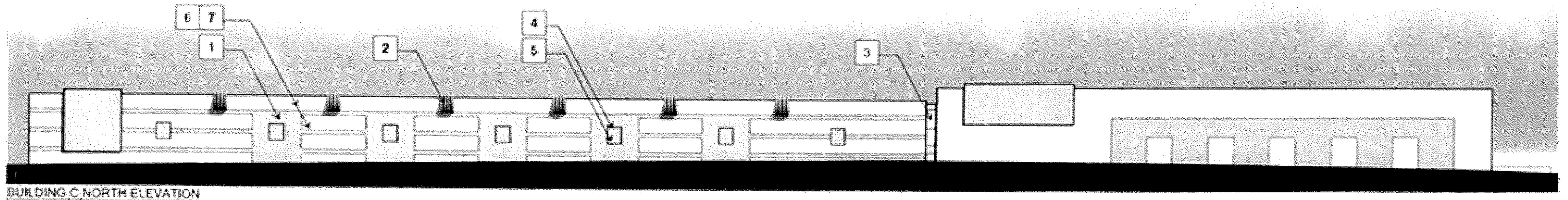
	CONCRETE BLOCK: PRECISION PAINT: 'RESERVED WHITE'		1/4" PPG SPANDREL GLAZING - "STARPHIRE" ULTRA CLEAR GLASS - IDC OPAC COAT-300 CUSTOM COLOR GREY COATING ON INTERIOR FACE		GALVANIZED CORRUGATED SHEET METAL
	CONCRETE BLOCK: SPLIT FACE COLOR GREY		1/4" PPG "STARPHIRE" ULTRA CLEAR GLASS		

COLOR AND MATERIAL LEGEND

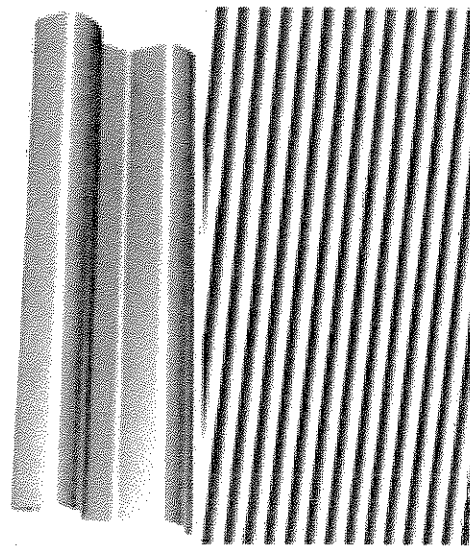
COLOR ELEVATIONS - BUILDING C

SCALE: 1/16" = 1'-0"

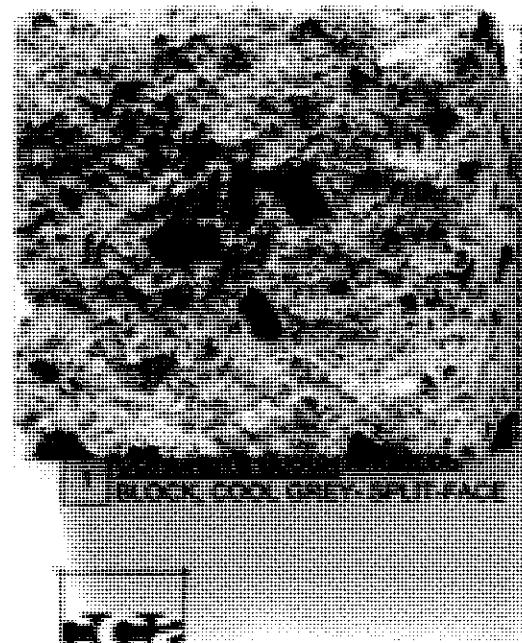
AIRPORT MARINA FORD / HONDA
NOARUS PROPERTIES, INC.



BUILDING C, NORTH ELEVATION



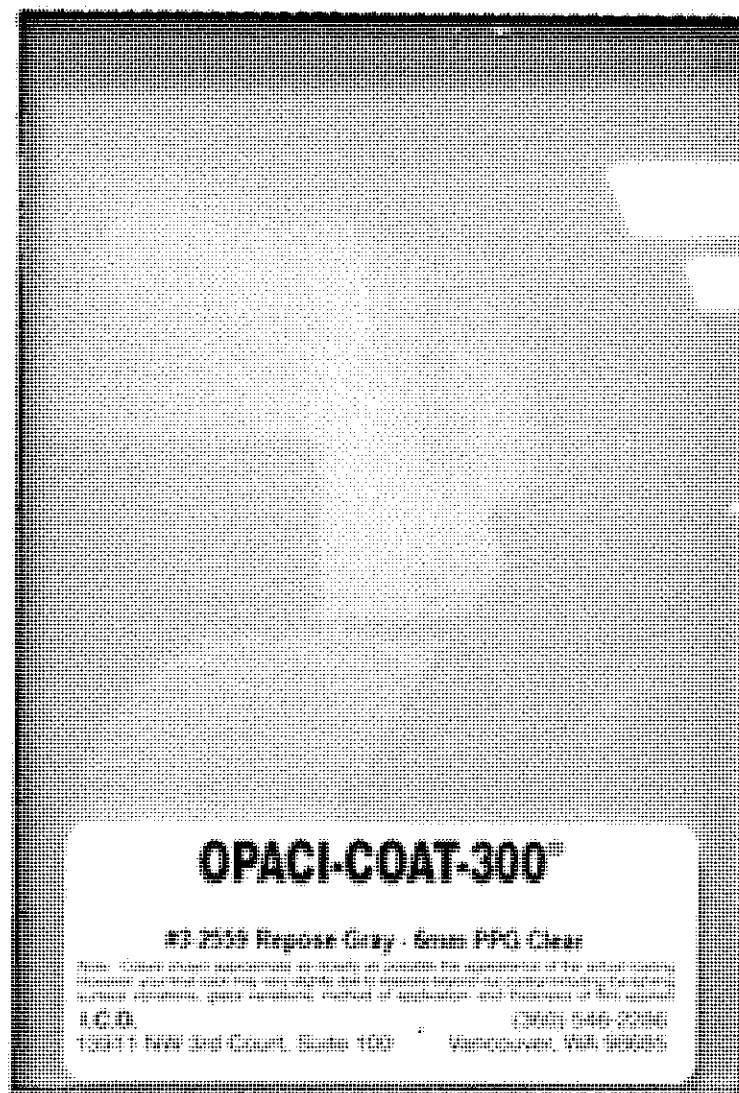
2 CORRUGATED METAL CENTRIA
CC-260, GALVANIZED FINISH



1 BLOCK, COOL GREY- SPLIT-FACE



Carlisle Coatsworth Architects, Inc.
385 Campus Dr., Suite 200 - San Jose, CA 95128 - Phone 408.933.1332 - Fax 408.933.1346



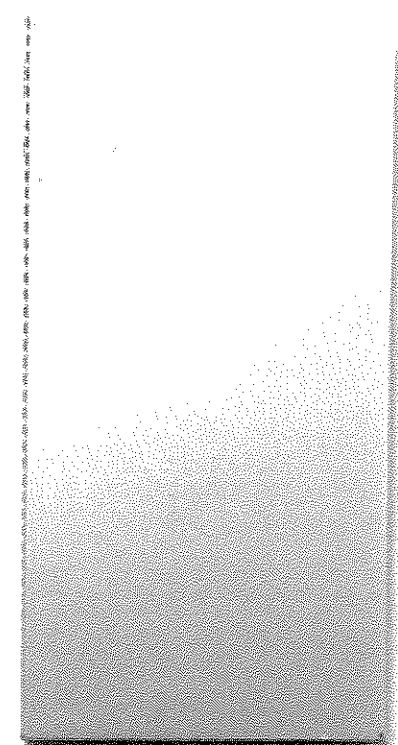
OPACI-COAT-300®

#3-2559 Repose Gray - 6mm PPG Clear

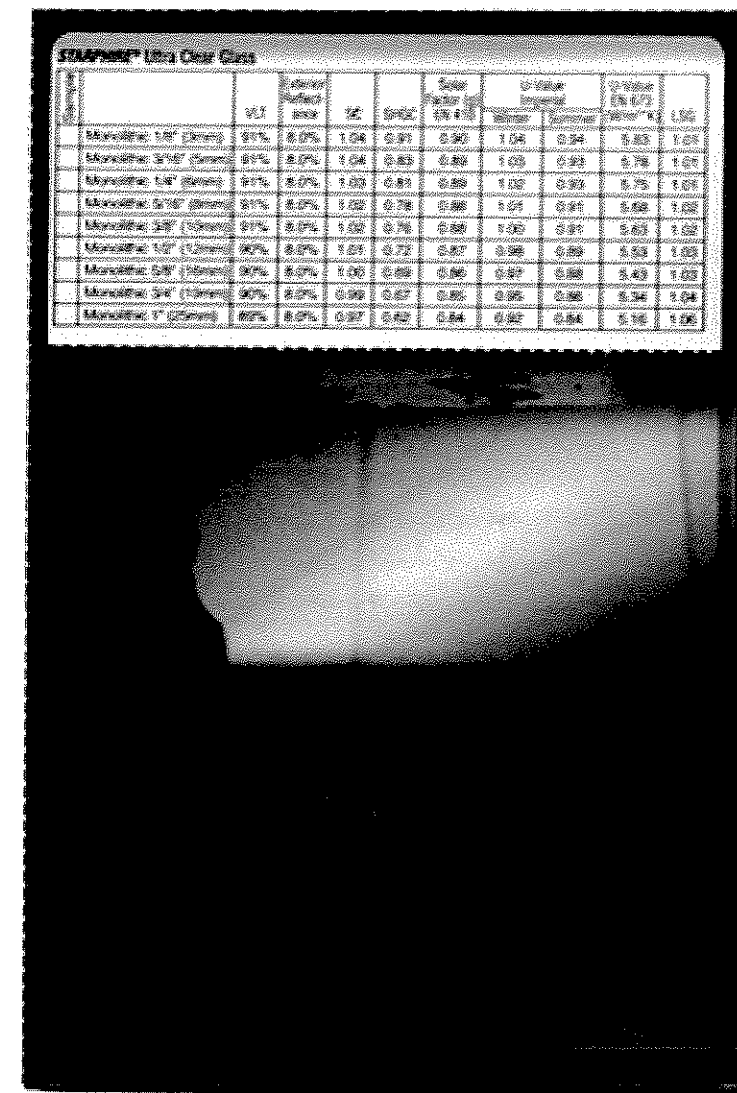
Note: Colors shown are approximate and may vary slightly due to lighting, viewing angle, and other factors. Colors may vary slightly due to lighting, viewing angle, and other factors. Colors may vary slightly due to lighting, viewing angle, and other factors.

I.C.D. (300) 546-2386
13011 NW 3rd Court, Suite 100 Vancouver, WA 98665

3 SPANDREL GLAZING OPACI-COAT-300
#3-2559 REPOSE GRAY OVER 6MM PPG CLEAR GLASS



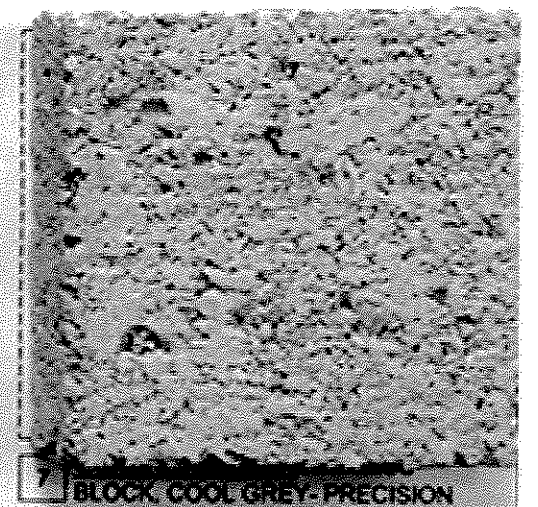
4 MULLION KAWNEER
CLEAR ANODIZED ALUMINUM



5 VISION GLAZING PPG
1/4" "STARPHIRE" ULTRA CLEAR GLASS

	UVT	Visible Reflectance	IR	SHGC	Solar Heat Gain Coefficient	U-Value (Winter)	U-Value (Summer)	U-Value (EN 672)	U-Value (EN 672)
Monolithic 1/8" (3mm)	91%	8.0%	1.04	0.91	0.90	1.04	0.94	5.83	1.01
Monolithic 3/16" (5mm)	91%	8.0%	1.04	0.89	0.89	1.03	0.93	5.78	1.01
Monolithic 1/4" (6mm)	91%	8.0%	1.03	0.88	0.88	1.02	0.92	5.75	1.01
Monolithic 5/16" (8mm)	91%	8.0%	1.02	0.78	0.86	1.01	0.91	5.68	1.01
Monolithic 3/8" (10mm)	91%	8.0%	1.02	0.76	0.86	1.00	0.91	5.63	1.02
Monolithic 1/2" (12mm)	90%	8.0%	1.01	0.72	0.87	0.98	0.89	5.53	1.03
Monolithic 5/8" (16mm)	90%	8.0%	1.00	0.68	0.86	0.97	0.88	5.43	1.03
Monolithic 3/4" (19mm)	90%	8.0%	0.99	0.67	0.85	0.95	0.86	5.34	1.04
Monolithic 1" (25mm)	89%	8.0%	0.97	0.62	0.84	0.92	0.84	5.16	1.06

6 PAINT SHERWIN WILLIAMS SW7055
BUILDING-FLAT, DOORS-SEMI-GLOSS



7 BLOCK, COOL GREY- PRECISION

Color & Materials
Airport Marina Ford & Honda
Culver City, California

SAUERS LOPEZ
CONSTRUCTION, INC.

20401 Marguerite Parkway, Suite A1 Mission Viejo, CA 92690

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: October 8, 2014		Item Number: PH-3
AGENDA ITEM: Conditional Use Permit CUP P-2014076 to allow retail sales of alcoholic beverages (beer and wine) for off-site consumption at a gas station convenience store located at 11197 Washington Place.		
Contact Person/Dept.: Manuel Muñoz, Assistant Planner	Phone Number: (310) 253-5756	
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: On September 17, 2014, a notice was mailed to all the property owners and occupants within a 500-foot radius of the site and emailed to the Master Notification List and the Tellefson Park Neighborhood Association.		
Planning Approval: Thomas Gorham, Planning Manager	Department Approval: Sol Blumenfeld, Community Development Director	

RECOMMENDATION:

That the Planning Commission:

1. Approve Conditional Use Permit, CUP P-2014076, subject to the Conditions of Approval as stated in Resolution No. 2014-P012 (Attachment No. 1).

PROCEDURES:

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

BACKGROUND:

Request

The subject Conditional Use Permit (CUP) application was submitted on April 29, 2014 by the applicant, Stephen Jamieson, of Solomon, Saltsman & Jamieson (representing the property owner Ben Pouldar), requesting approval for the off-site

City of Culver City, California
Planning Commission Agenda Item Report

sale of beer and wine in conjunction with operation of a gas station convenience store.

Existing Conditions

The project site is located at 11197 Washington Place and is currently developed with a Chevron gas station, which includes six fueling stations under a canopy structure, and a stand-alone building housing service bays for auto-maintenance and repair and a mini-mart. The site includes a trash enclosure along the northern property line close to Sepulveda Boulevard. On February 12, 2014 the Planning Commission approved a Conditional Use Permit for the construction of a new drive-through car wash on the subject site. In addition, as part of the car wash development the owner intends to construct a 2,496 square foot convenience store (See Attachment No. 4 -Project Plans). Construction of the convenience store and car wash have not commenced.

The project site is comprised of four lots totaling approximately 20,891 square feet (0.48 acres) in area, and is located at the northeast corner of Sepulveda Boulevard and Washington Place (see Vicinity Map - Attachment No. 2 and Aerial Map – Attachment No. 3). The site is zoned Commercial General (CG).

The project site abuts a small commercial shopping strip center to the north, and a vehicle repair use to the west. In addition, the project is located across a 20-foot wide alley from single-family and multi-family residential uses on Piggott Drive, in the Residential Medium Density (RMD) zone. In the immediate vicinity of the project site there is a mix of commercial uses along Sepulveda Boulevard and Washington Place including a vehicle repair business to the east across Sepulveda Boulevard; a vacant lot approved for a retail development located to the south across Washington Place; and a small restaurant, Cinco de Mayo, located at the southwest corner of Washington Place and Sepulveda Boulevard.

Project Description

The proposed project will include the sale of beer and wine in an approximate 2,500-square foot convenience store at a Chevron gas station. The applicant has requested hours of alcohol sales at the convenience store between 6 AM to 2 AM daily. Pursuant to Zoning Code Section 17.400.015 alcoholic beverage sales in conjunction with the retailing of motor vehicle fuel requires the approval of a Conditional Use Permit. In addition the California Department of Alcoholic Beverage Control (ABC) requires a Type 20 license which authorizes the sale of beer and wine for consumption off the premises where sold. ABC will not issue said license unless the City has approved the CUP.

City of Culver City, California
Planning Commission Agenda Item Report

Community Meetings/Public Notice

The applicant held a community meeting to provide information to the neighbors about the project and to receive feedback. The community meeting was held on August 12, 2014 at 7:00 PM in the meeting room of the Vintage Faith Church on Tilden Avenue (the site of the previous meeting to discuss the car wash project at the Chevron station). Notice was sent to owners and occupants within 500-feet of the project site and the Tellefson Park Neighborhood Association, however there were no attendees at the meeting and it ended at 7:20 PM.

On September 17, 2014 a notice was sent to property owners and occupants within 500 feet of the project site, stating that an application had been received and soliciting input from the community. There have been no comments received as of October 1, 2014.

ANALYSIS:

The subject site is within Census Tract 7028.01 which has a total of 27 alcohol licenses. ABC informed the applicant that the project site is located in a census tract that is over-concentrated with on and off sale licenses. Therefore, a statement of “public convenience or necessity” regarding this business, pursuant to the California Business and Professions Code, Section 23958.4, is required and will be processed under separate cover by the Planning Division if the CUP is approved.

Below is a summary of alcohol license types within the census tract and specific businesses with alcohol licenses:

Alcohol Licenses Type within Census Tract 7028.01		
Alcohol Type		Quantity of Licenses
20	Off-Sale Beer and Wine	2
21	Off-Sale General	3
40	On-Sale Beer	1
41	On-Sale Beer and Wine Eating Place	12
47	On-Sale General Eating Place	4
48	On-Sale Public Premises	2
51	Club	1
58	Caterer Permit	2
Total		27

City of Culver City, California
Planning Commission Agenda Item Report

Alcohol Licenses within Census Tract 7028.01		
Address	Business Name	Alcohol License Type
3802 Culver Center	Rite Aid	21 (Off-Sale General)
3827 Culver Center	Ralphs	21 (Off-Sale General)
3857 Overland Ave.	Pampas Grill	41 (On-Sale Beer and Wine – Eating Place)
3859 Overland Ave.	Yokohama Sushi	41 (On-Sale Beer and Wine – Eating Place)
3905 Sepulveda Blvd.	Fuji Wok & Sushi	41 (On-Sale Beer and Wine – Eating Place)
3923 Sepulveda Blvd.	Liquor Barrel	21 (Off-Sale General)
3936 Sepulveda Blvd.	Bistro Laurent	41 (On-Sale Beer and Wine – Eating Place)
3967 Sepulveda Blvd.	Cinema Bar	48 (On-Sale Public Premises)
3973 Sepulveda Blvd.	Harwood Restaurant Holdings, LLC.	41 (On-Sale Beer and Wine – Eating Place)
4017 Sepulveda Blvd.	Johnnies Restaurant Inc.	40 (On-Sale Beer)
4114 Sepulveda Blvd. #F	Chipotle Mexican Grill	41 (On-Sale Beer and Wine – Eating Place)
4114 Sepulveda Blvd. #E	Pei Wei	41 (On-Sale Beer and Wine – Eating Place)
4114 Sepulveda Blvd. #B	Blaze Fast Fire'd Pizza	41 (On-Sale Beer and Wine – Eating Place)
4130 Sepulveda Blvd. #G	Sage, Bistro and Beer Garden	47 (On-Sale General Eating Place) 58 (Caterer Permit)
4130 Sepulveda Blvd. #B	Kimukatsu	41 (On-Sale Beer and Wine – Eating Place)
10704 Venice Blvd.	California Pizza Kitchen	47 (On-Sale General Eating Place)
10704 Venice Blvd. #330	Smashburger	41 (On-Sale Beer and Wine – Eating Place)
10797 Washington Blvd.	Blind Barber West, LLC.	47 (On-Sale General Eating Place)
10762 Washington Blvd.	Sushi Karen	41 (On-Sale Beer and Wine – Eating Place)
11001 Washington Blvd.	7 Eleven Store	20 (Off-Sale Beer and Wine)
11160 Washington Pl.	Culver City Elks Lodge	51 (Club) 58(Caterer Permit)
11172 Washington Blvd	Ramem Yamada Ya	41 (On-Sale Beer and Wine – Eating Place)
11166 Washington Bl.	Joxer Dalys Irish Pub & Restaurant	47 (On-Sale General Eating Place)
11155 Washington Pl.	The Cozy Inn	48 (On-Sale General Public Premises)
11181 Washington Blvd.	AM PM	20 (Off-Sale Beer and Wine)

As noted in the table above, out of the 25 establishments with alcohol licenses only 5 are for off sale; an AM PM at 11181 Washington Boulevard; a 7-Eleven at 11001 Washington Boulevard; a liquor store at 3923 Sepulveda Boulevard; and Rite Aid and Ralphs at the Culver Center.

City of Culver City, California
Planning Commission Agenda Item Report

There are a total of four existing gas stations with convenience stores in the City that sell alcohol for off-site consumption. They are listed in the table below:

Existing Gas Station with Convenience Stores with Alcohol Sales within City Boundaries				
Address	Business Name	Alcohol License Type	Zone	Entitlement
5884 Washington Blvd. (@ La Cienega Blvd)	Arco AM PM	20 (Off-Sale Beer and Wine)	IG (Industrial General)	CUP for Alcohol Sales (1997)
11181 Washington Blvd. (@ Sepulveda Blvd.)	Arco AM PM	20 (Off-Sale Beer and Wine)	CG (General Commercial)	CUP for Alcohol Sales (1982)
6300 Slauson Ave. (@ Sepulveda Blvd.)	Arco AM PM	20 (Off-Sale Beer and Wine)	IG (Industrial General)	SPR for Convenience Store and Alcohol Sales (1984)
5975 Centinela Avenue (@ Green Valley Circle)	Chevron	20 (Off-Sale Beer and Wine)	CG (General Commercial)	CUP for Alcohol Sales (2003)

The Applicant is proposing hours of alcohol (beer and wine) sales between 6 AM and 2 AM, daily consistent with State law. None of the above noted gas station convenience stores have limitations on the hours of alcohol sales. In addition, the 7-Eleven, the liquor store and the Rite Aid and Ralphs noted above also do not have limitations on the hours of alcohol sales.

Planning staff reviewed the CUP application with Captain Ron Iizuka in the Culver City Police Department to determine whether the Department had concerns about alcohol sales at the subject location. Captain Iizuka stated that he foresaw no issues with the addition of alcohol sales.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, initial review of the project established that there are no potentially significant adverse impacts on the environment and the project has been determined to be Categorically Exempt under Section 15301, Class 1 – Existing Facilities because the proposed project consists of the operation of an existing structure, that does not involve negligible or no expansion of use beyond that existing at the time of the lead agency's determination and the project is consistent with the General Plan General Corridor Land Use Designation and the Commercial General (CG) Zone.

City of Culver City, California
Planning Commission Agenda Item Report

CONCLUSION:

As noted herein, there are four existing gas station convenience stores in the City that are entitled to sell beer and wine, so the proposed application to sell beer and wine at the subject gas station convenience store is consistent with other similar businesses in the City. The CCPD has indicated that they do not foresee any issues with the sale of alcoholic beverages at the subject location. Further, there has been no noted opposition from the surrounding community to the proposed use. Although the census tract is considered over concentrated with alcohol licenses, it is noted that only 5 of the 25 businesses with alcohol sales are for off sale. In addition, the subject site is located in a commercial corridor where a concentration of restaurants is evident thus resulting in a high number of alcohol licenses in the area.

The proposed conditions of approval will ensure compatibility with the neighborhood and future land uses in the vicinity of the subject site. Should unexpected negative impacts arise from the conduct of the proposed use, the Conditional Use Permit may be subject to revocation or modification as deemed necessary.

Based upon the analysis contained herein, staff believes the findings as outlined in the Draft Resolution No. 2014-012 can be made to support the approval of the Conditional Use Permit for the off-site sale of alcohol beverages (type-20 off-sale beer and wine) at the subject location and therefore recommends approval.

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. Draft Resolution No. 2014-P012 and Exhibit A - Conditions of Approval
2. Vicinity Map
3. Aerial Map
4. Project Site Plan and Floor Plan

1 RESOLUTION NO. 2014-P012

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, CUP P-
4 2014077, FOR THE OFF-SITE SALE OF ALCOHOL BEVERAGES (TYPE-20
5 OFF-SALE BEER AND WINE) AT AN EXISTING GAS STATION WITH
6 CONVENIENCE STORE 11197 WASHINGTON PLACE IN THE COMMERCIAL
7 GENERAL (CG) ZONE.

8 (Conditional Use Permit, CUP P-2014076)

9 WHEREAS, on April 29, 2014, Stephen Jamieson, of Solomon, Saltsman & Jamieson
10 (representing the property owner Ben Pouldar), filed an application for a Conditional Use Permit
11 for the off-site sale of alcohol beverages (type-20 off-sale beer and wine) at an existing gas
12 station with convenience store (the "Project"). The project site is described more fully as Lots
13 37, 38, 39 and 40 of Tract No. 10356 in the City of Culver City, County of Los Angeles, State
14 of California; and,

15 WHEREAS, in order to implement the Project, approval of the following land use permit
16 application is required:

17 Conditional Use Permit, AUP-P2014072: To ensure the Project complies with all required
18 standards and City ordinances and establish all onsite and offsite conditions of approval
19 to reflect the use features and compatibility of the proposed project with the uses on
20 adjoining properties; and,

21
22 WHEREAS, on October 8, 2014, after conducting a duly noticed public hearing on the
23 subject application, including full consideration of the application, plans, staff report,
24 environmental information and all testimony presented, the Planning Commission (i) by a vote
25 of _ to _, conditionally approved Conditional Use Permit, CUP P-2014076.
26
27
28
29

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

3 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC), the following findings are hereby made:
5

6 **Conditional Use Permit:**

7 As outlined in CCMC Section 17.530.020, required findings for a Conditional Use Permit, the
8 following findings are hereby made:

- 9 **1. The proposed use is allowed within the subject zoning district with the approval**
10 **of an Administrative Use Permit or Conditional Use Permit and complies with all**
11 **other applicable provisions of this Title and the CCMC.**

12 Pursuant to Zoning Code Section 17.400.015 – Table 4-1, Permit Requirements for
13 Alcoholic Beverages Sales, the CG Zone permits alcohol sales with concurrent retailing
14 of motor vehicles with the approval of a Conditional Use Permit. The alcohol sales will
15 comply with all applicable provisions of the Zoning Code. The convenience store
component of the project is a permitted use in the CG Zone, and is not subject to the
findings of the Conditional Use Permit.

- 16 **2. The proposed use is consistent with the General Plan and any applicable Specific**
17 **Plan.**

18 The proposed use, sale of alcohol, will be an added service and convenience to the
19 community and is consistent with the Commercial General designation which allows for
20 a range of small-to-medium scale commercial uses, with an emphasis on community-
21 serving retail to which patrons often travel by car. The proposed use will provide basic
shopping opportunities for nearby commercial tenants, commuters and the nearby
residential neighborhood. There is no Specific Plan designated for this area.

- 22 **3. The design, location, size, and operating characteristics of the proposed use are**
23 **compatible with the existing and future land uses in the vicinity of the subject site.**

24 The project site is located at the northeast intersection of Sepulveda Boulevard and
25 Washington Place and is developed with a Chevron gas station and will be also include
26 a car wash and convenience store which was previously approved by the Planning
27 Commission on February 12, 2014 (Resolution No. 2013-P007. That project included
28 improvements to the site including new landscaping and the conversion of the existing
29 building housing auto-repair service bays and a small mini-mart into a drive-through car
wash with convenience store. The architectural design of the convenience store will
reflect modern design elements, including materials, found in other new projects within

the area, including the Culver Crossroads project and Tilden Terrace. Since the proposed use of alcohol sales will occur within the approved convenience store, it will be compatible with surrounding conditions. The project conditions of approval will further ensure compatibility with the neighborhood and future land uses in the vicinity of the subject site. Should unexpected negative impacts arise from the conduct of the proposed use, this Conditional Use Permit may be subject to revocation or modification as deemed necessary.

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

The project site provides adequate onsite circulation, parking, queuing areas, setbacks and landscaping and meets all zoning code requirements. The location of the site, at the corner of Sepulveda Boulevard and Washington Place provides adequate access via three existing two-way driveways and a new egress only driveway for the car wash exiting onto Washington Place. The project is compatible with surrounding commercial uses, which includes a small strip mall to the north and an auto-repair use to the east. The project site is physically suitable for the proposed use subject to compliance with the conditions of approval contained herein.

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

The sale of beer and wine at the subject gas station convenience store is consistent with other similar businesses in the City. The CCPD has indicated that they do not foresee any issues with the sale of alcoholic beverages at the subject location. Further, there has been no noted opposition from the surrounding community to the proposed use. Although the census tract is considered over concentrated with alcohol licenses, it is noted that only 5 of the 25 businesses with alcohol sales are for off sale. In addition, the subject site is located in a commercial corridor where a concentration of restaurants is evident thus resulting in a high number of alcohol licenses. If unexpected problems linked to the proposed use occur, the conditions of approval contain provisions for revocation or modification of the CUP.

The proposed use will serve the public convenience and welfare and as cited is compatible with the character of the surrounding uses. The conditions of approval will ensure that the operation of the convenience store including off-sales of beer and wine will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

1 SECTION 2. Pursuant to the California Environmental Quality Act (CEQA) Guidelines,
2 initial review of the Project established there are no potentially significant adverse impacts on
3 the environment and the Project has been determined to be Categorically Exempt under
4 Section 15301, Class 1 – Existing Facilities, because the proposed Project consists of the
5 operation of an existing structure, involving negligible or no expansion of use beyond that
6 existing at the time of the lead agency's determination.
7
8

9
10 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning
11 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
12 CUP P-2014076, subject to the conditions of approval set forth in Exhibit A attached hereto
13 and incorporated in herein by this reference.
14

15
16 APPROVED and ADOPTED this 8th day of October, 2014.
17
18
19

20 _____
21 LINDA SMITH-FROST - CHAIRPERSON
22 PLANNING COMMISSION
23 CITY OF CULVER CITY, CALIFORNIA

24 Attested by:
25

26 _____
27 Yvonne Hunt
28 Administrative Secretary
29

EXHIBIT A
RESOLUTION NO. 2014-P012
Case No CUP P-2014076
11197 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
1.	These Conditions of Approval are being imposed on for the off-site sale of alcohol beverages (type-20 off-sale beer and wine) at an existing gas station with convenience store (the "Project"), for the property located at 11197 Washington Place (the "Property").	All	Standard	
2.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 15.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
3.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
4.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
5.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2014-P012
Case No CUP P-2014076
11197 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
6.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
7.	Consumption of alcohol shall be in compliance with the requirements of the State Alcohol Beverage Control Board (ABC) and CCMC Section 17.400.015 - Alcoholic Beverage Sales.	Planning	Special	
8.	The applicant shall each be required to submit to the Planning Division a copy of the ABC license immediately upon issuance by ABC of said license.	Planning	Special	
9.	Electronic age verification device(s) shall be installed on the premises which are used to determine the age of any individual attempting to purchase alcohol. These devices shall be maintained in an operational condition and all employees shall be instructed in their use.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2014-P012
Case No CUP P-2014076
11197 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
10.	The City reserves the right to request of ABC additional conditions such as hours of operation restrictions, restriction of type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.	Planning	Special	
11.	Per CCMC 17.400.015.C.1 - No advertisement of alcoholic beverages shall be displayed at motor vehicle fuel islands.	Planning	Special	
12.	Per CCMC 17.400.015.C.2 – No illuminated advertising for alcoholic beverages shall be located on buildings, windows, doors, or freestanding signs.	Planning	Special	
13.	Sale of alcohol shall only be conducted between 6 am to 2 am on a daily basis.	Planning	Special	
14.	This Conditional Use Permit shall be valid for beer and wine sales only incidental to the convenience store. There shall be no sale of hard liquor.	Planning	Special	
15.	Consumption of alcohol on the premises shall be strictly prohibited. Signage shall be posted at the project site prohibiting alcohol consumption on the premises and shall be visible to the public.	Planning	Special	
16.	Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate vicinity so as to render objects or persons clearly visible. Said lighting shall be directed in such a manner so as to not illuminate any nearby properties.	Planning	Special	
17.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on October 8, 2014, excepted as modified by these Conditions of Approval.	Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2014-P012
 Case No CUP P-2014076
 11197 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
18.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
19.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
20.	The Property shall be maintained daily so that it is free of trash and litter.	Planning	Standard	
21.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
22.	The Conditions of Approval shall be retained on the premises at all times and be immediately provided upon request of any law enforcement officer, code enforcement officer or ABC investigator. The management and all employees shall be knowledgeable of the conditions contained herein.	Planning	Special	

EXHIBIT A
RESOLUTION NO. 2014-P012
Case No CUP P-2014076
11197 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
23.	Pursuant to Zoning Code Chapter 17.660, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.	Planning	Special	

Attachment No. 1
11197 Washington Place



Source: Planning Division

Map Created: 10/01/2014

Meeting Date: October 8, 2014



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

TEL: 310-253-5976

Scale: 1:6,095



0 253.97 507.9 Feet

Attachment No. 2
11197 Washington Place



Source: Planning Division

Map Created: 10/01/2014

Meeting Date: October 8, 2014



**THE CITY OF
CULVER CITY**



INFORMATION TECHNOLOGY DEPARTMENT

GEOGRAPHIC INFORMATION SYSTEMS

9770 CULVER BLVD
CULVER CITY, CA 90232

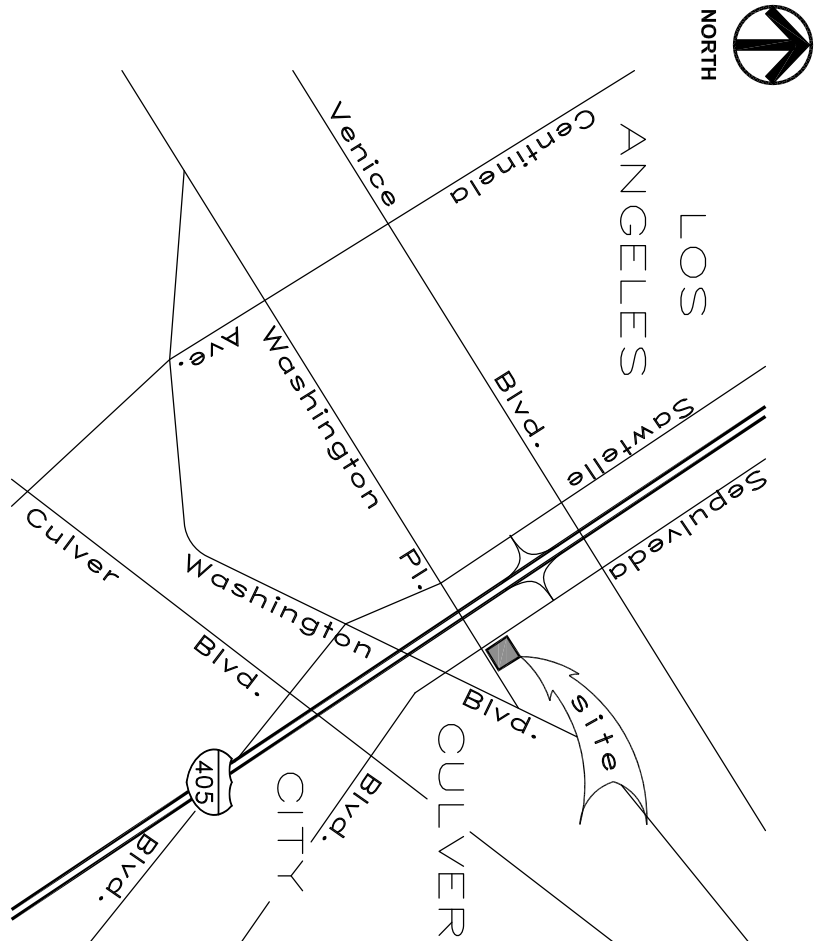
TEL: 310-253-5976

Scale: 1:3,048



0 126.99 254.0 Feet

VICINITY MAP



LOS ANGELES

CULVER CITY

105

SITE SUMMARY

PROJECT NAME:	Chevron Service Station 9-2894
PROJECT ADDRESS:	11197 Washington Place
PARCEL NUMBER:	4213-017-003, Tract No.: 10356, Lot No.: 37, 38, 39 and 40
PROPERTY AREA:	20,891 S.F. 0.46 Acres
REDEVELOPED AREA:	10,548 S.F. 0.24 Acres
BUILDING AREA:	1,662 S.F. 7.66 %
SERV. BAY/CAR WASH AREA:	2,496 S.F. 11.95 %
MART CANOPY (Existing):	3,120 S.F. 14.93 %
TOTAL AREA:	7,278 S.F. TOTAL COVERAGE: 34.54 %
TRASH ENCLOSURE AREA:	114 S.F. COVERAGE: 0.55 %
LANDSCAPE AREA: (Total)	1,866 S.F. COVERAGE: 8.66 %

CODE DATA INFORMATION			
EXISTING		PROPOSED	
Occupancy Group:	M	M	B
Type of Construction:	I/II	V/N	I/II
Sprinklers:	No	No	No
Stories:	1	1	1
Maximum Height:	20'-6"	20'-0"	20'-0"

CODE INFORMATION

1. APPLICABLE CODES:
- Building Code: 2010 California Building Code
 - Plumbing Code: 2010 California Plumbing Code
 - Electrical Code: 2010 California Electrical Code
 - Mechanical Code: 2010 California Mechanical Code
 - Energy Code: 2010 California Energy Code
 - Fire Code: 2010 California Fire Code
 - Accessibility Code: 2010 Title 24 Accessibility Regs.
 - Green Code: 2010 California Green Code

DRAWN BY: A/J

DATE: 2-7-13

SCALE: 1"=10'-0"

PLOT: 1-1

REF: CC-PH2-SD1.1

FILE: 0162-0001

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11197 WASHINGTON PLACE
CULVER CITY, CA. 90232
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FAX: (310) 641-7704

PREPARED FOR:
Travis Companies, Inc.
4430 E. Miraloma Ave., Suite F, Anaheim, Ca 92807
Tel: (714) 693-9368 Fax: (714) 693-9333
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PREPARED BY:

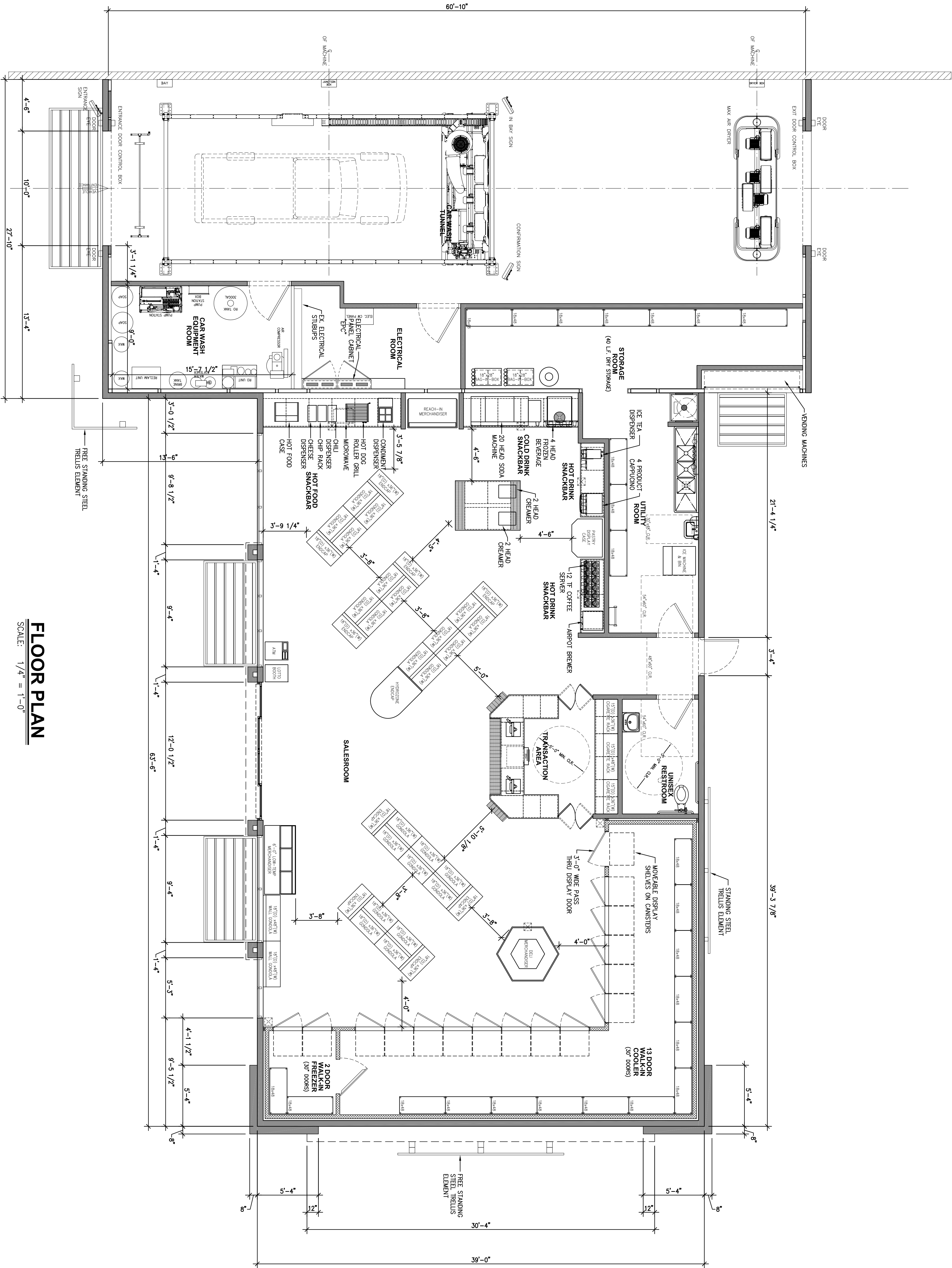
REVISION	DATE

SITE IMPROVEMENT PLAN
CHEVRON SERVICE STATION 9-2894
11197 WASHINGTON PLACE
CULVER CITY, CA 90232

DRAWING NUMBER

SD1.1

11/27/2013



FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONCEPTUAL FLOOR PLAN
CHEVRON SERVICE STATION 9-2894
11197 WASHINGTON PLACE
CULVER CITY, CA 90232

A1.1

DRAWING NUMBER

NO.	REVISION	DATE

PREPARED BY:



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NOTICE

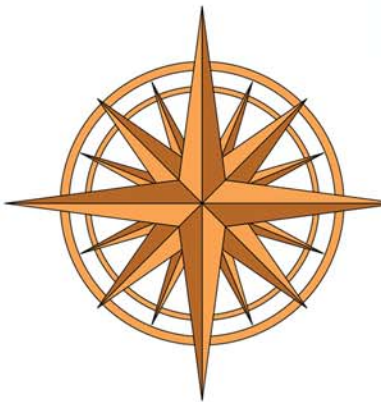
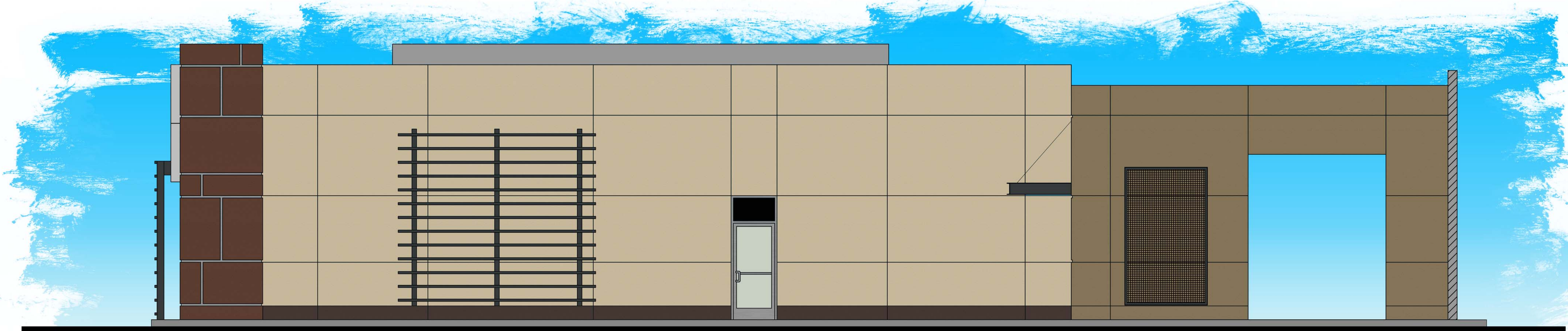
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DATE: 2-1-13
SCALE: 1/4" = 1'-0"
PLOT: 1-1
REF: CC-PH2-A1.1
FILE: 0162-0001

PREPARED FOR :

WASHSEP, INC.

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