

ATTACHMENT COVER SHEET

Meeting Date: May 29, 2007

Item: City Council Consideration to Approve Tentative Tract Map, TTM P-2007029 (Tentative Tract Map No. 68224) to Subdivide Property at 3862 Huron Avenue for the Construction of Five Proposed Condominium Units on a Single Lot in the Medium Density Multiple-Family (RMD) Zone.

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1 RESOLUTION NO.P-2007009

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR
4 P-2007028, FOR THE CONSTRUCTION OF FIVE RESIDENTIAL UNITS AND
5 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE
6 TRACT MAP, TTM P-2007029 (TENTATIVE TRACT MAP NO. 68244), TO
7 SUBDIVIDE FOR CONDOMINIUM PURPOSES THE PROPERTY AT 3862
8 HURON AVENUE IN THE MEDIUM DENSITY MULTIPLE FAMILY
9 RESIDENTIAL (RMD) ZONE.

10 (Site Plan Review, SPR P-2007028, and Tentative Tract Map, TTM P-2007029)

11 WHEREAS, on February 23, 2007, Homayoun Mahyari, applicant, filed Site Plan
12 Review and Tentative Tract Map applications for construction of a five-unit condominium
13 development on a property at 3862 Huron Avenue, being Lot 12 of T.R. Clarkdale, in the
14 Medium Density Multiple-Family Residential (RMD) Zone; and

15 WHEREAS, on April 25, 2007, the Planning Commission conducted a duly noticed
16 public hearing on these applications, fully considering the application, plans, staff reports,
17 environmental information and all testimony presented; and

18 WHEREAS, in accordance with the California Environmental Quality Act, the City has
19 determined the applications to be Categorically Exempt [Class 32] in that the development
20 involves a property less than five acres in size within an urbanized area where all public
21 utilities and services are available and does not constitute a habitat for threatened or
22 endangered species, and

23 WHEREAS, following conclusion of the public discussion and thorough deliberation of
24 the subject matter, the Planning Commission determined by a vote of 4 to 0 that Site Plan
25 Review, SPR P-2007028, should be conditionally approved, and that Tentative Tract Map,
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1 TTM P-2007029 (Tentative Tract Map No. 68244), should be conditionally approved and
2 recommended to the City Council for approval as set forth herein below.

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

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
6 Municipal Code (CCMC) Section 17.540.020 required findings for site plan review, and
7 subject to the Conditions of Approval herein, the following findings are hereby made:

8
9 **1. The general layout of the project, including orientation and location of buildings,**
10 **open space, vehicular and pedestrian access and circulation, parking and loading**
11 **facilities, building setbacks and heights, and other improvements on the site, is**
12 **consistent with the purpose and intent of this Chapter, the requirements of the**
13 **zoning district in which the site is located, and with all applicable development**
14 **standards and design guidelines.**

15 The general layout and design of the site improvements such as the massing of the
16 building, the layout of the semi-subterranean parking area, and the landscaping have
17 been designed to harmonize with existing and potential new residential uses and
18 developments. The project provides a safe and desirable environment and minimizes
19 impacts on the adjacent areas. The proposed project currently meets the standards for a
20 multiple-family development in the RMD zone. The site plan show private open space
21 that meets the 100 square-foot requirement per unit. The plans meet the standards for
22 building setbacks and height, the number of parking spaces and the width of parking
23 aisles. The five units will each have two parking spaces, in addition to one guest parking
24 space for the development, meeting the minimum parking requirements.

25
26 **2. The architectural design of the structures and their materials and colors are**
27 **compatible with the scale and character of surrounding development and other**
28 **improvements on the site and are consistent with the purpose and intent of this**
29 **Chapter, the requirements of the zoning district in which the site is located, and**
30 **with all applicable development standards and design guidelines.**

31 The proposed buildings have a light earth tone stucco exterior that is compatible with the
32 surrounding residential neighborhood. They have lightweight concrete roof tile, first-story
33 enclosed patios, and private yards for the rear units. Bay windows and balconies
34 enhance the building facades. Overall, the design of the structures is compatible with
35 multiple-family buildings in the neighborhood. The building height and massing is
36 consistent with similar multiple-family buildings in the neighborhood and the zoning
37 standards of the RMD zone.

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

7 The proposed site and landscape plans show a 15-foot landscape setback at the front of
8 the property, a 5-foot setback on the sides, and a 10-foot setback to the rear of the
9 property. The total landscaping onsite is 970 square feet. The proposed landscaping is
10 designed to complement and provide visual relief for the proposed structures onsite.
11 Furthermore, the staff will review final landscaping and irrigation plans prior to finalization
12 of building permits to ensure that the landscaping is appropriate for the site and
13 consistent with the requirements of the Zoning Code.

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

18 The proposed project is in the best interest of the public health, safety, and general
19 welfare because it is consistent with Objective 1 of the General Plan Housing Element in
20 that it encourages compatible residential development and creates new housing. The
21 project design includes adequate setbacks along all property lines. The site meets the
22 setback and height requirements of the RMD zone. The proposed structure will not
23 interfere with the use or enjoyment of neighboring properties. In addition, the site has
24 been designed to allow vehicles to maneuver adequately and exit the site head first.
25 Furthermore, the parking provided onsite, which includes one guest space, meets the
26 requirements of the Zoning Code.

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

31 The existing and proposed public service facilities necessary to accommodate the project
32 such as the width and pavement of Huron Avenue and adjoining streets, traffic control
33 devices, sewers, storm drains, proposed parkways, proposed sidewalks, street lights,
34 proposed street trees, fire protection devices, and public utilities are provided for
35 adequately as confirmed by the City agencies that reviewed the project during the
36 interdepartmental review process. There are adequate existing public facilities necessary
37 to service the project.

38 **6. The proposed project is consistent with the General Plan and any applicable**
39 **specific plan.**

1 The project is consistent with the General Plan Medium Density Multiple Family
2 designation and applicable General Plan policies. The proposed development occurs on
3 a lot with net area of 7,500 square feet and is substantially surrounded by urban uses
4 along Washington and Venice Boulevards and by single and multiple family residential
uses on Huron Avenue. The project is consistent with General Plan policies encouraging
developments of quality medium density housing.

5 SECTION 2. Pursuant to the foregoing recitations and the provisions of Culver City
6 Municipal Code (CCMC) Title 15, Section 15.10.265, required findings for a tentative tract
7 map, and subject to the Conditions of Approval herein, the following findings are hereby
8 made:
9

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

11 The proposed tentative tract map is consistent with the General Plan Land Use and
12 Housing Elements in that the proposed five condominium units shall provide new
13 residential opportunities within a small-scale development on an underdeveloped lot.

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

15 The design of the proposed subdivision is consistent with the General Plan Land Use
16 Element in that the proposed residential development is consistent with the objectives of
17 the Medium Density Residential land use designation that encourages opportunities for
multiple family housing in areas designated for such development.

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

19 The site is physically suitable for the proposed condominium development in that the
20 project complies with all zoning standards. The proposed structure has met all applicable
21 setback, height and parking requirements.

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

23 The site is physically suitable for the proposed five unit density of the project, in that the
24 RMD Zone permits the proposed residential density and all applicable setback, height and
25 parking requirements shall be met.

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

28 The proposed tentative tract map subdivision and the onsite and offsite improvements
29 shall not cause any known environmental damage and shall not damage any fish and/or
wildlife habitats because such fish and/or wildlife habitats do not exist on or near the site.

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

2 The proposed tentative tract map subdivision and the onsite and offsite improvements
3 shall not cause any known serious public health problems because all applicable zoning
4 code development standards will have been met, and the applicant is required to meet all
5 of the conditions of approval that the reviewing agencies of the City, such as Fire
Planning, Building and Safety, and Engineering have recommended for the project.

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

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

11 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning
12 Commission of the City of Culver City, California, hereby approves Site Plan Review, SPR
13 P-2007028, and recommends approval of Tentative Tract Map, TTM P-2007029 (Tentative
14 Tract Map No. 68244), subject to the following conditions:

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16
17 **A. SITE PLAN REVIEW, SPR P-2007028**

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19 **GENERAL CONDITIONS**

20 **Planning Division:**

- 21 1. The final working drawings shall conform to the preliminary development plans dated
22 April 11, 2007 and materials sample board file dated March 12, 2007, except as
23 noted below.
- 24 2. The resolution approving Site Plan Review SPR P-2007028 and Tentative Tract Map
25 TTM P-2007029 and the Conditions of Approval shall be referenced on the cover
26 sheet, and repeated in full on attached additional sheets of the final working
27 drawings.
- 28 3. The applicant or the property owner shall provide the construction contractor(s) and
29 each subcontractor related to the Project a copy of the final project Conditions of
Approval. These conditions shall be enforceable through all legal and equitable

1 remedies, including the imposition of fines against each and every person who
2 conducts any activity on behalf of the property owner or the applicant on or near the
3 Project site. The applicant, property owner, and general construction contractor are
ultimately responsible for all actions or omissions of a subcontractor.

- 4 4. Conditions of approval herein shall apply to the applicant, the contractor/builder of the
5 project, the property owner, and any successor property owner that may legally
6 assume benefit of this Site Plan Review.
- 7 5. The City reserves the right to periodically inspect the premises without prior
8 notification, to ensure ongoing compliance with all conditions of approval.
- 9 6. This Site Plan Review SPR P-200028 and Tentative Tract Map TTM P-2007029 will
10 expire if not used within one year after the date they become effective, unless prior to
11 the expiration date, a written extension request with fee is submitted by the applicant
12 and the Planning Manager, or Planning Commission grants said extension.
- 13 7. A certificate of occupancy for the approved project will be issued only upon
14 completion of all applicable conditions of approval and required site improvements.
- 15 8. The applicant, property owner and contractors shall use all reasonable efforts to
16 reuse and recycle construction and demolition debris, to use environmentally friendly
17 materials, and to provide energy efficient buildings, equipment and systems.
- 18 9. All planted areas shall be landscaped and irrigated pursuant to CCMC Title 17 –
19 Chapter 17.310 Landscaping. After issuance of the building permit, a minimum of
20 three (3) sets of detailed landscaping and irrigation plans separate from the final
21 working drawings shall be submitted to the Planning Division for review and approval.
- 22 10. All new (and existing) street trees shall be supplied irrigation water from the overall
23 site irrigation system which shall include a timer and a rain sensor. All new (and
24 existing) street trees, landscaping, and irrigation shall be indicated on the overall site
25 landscaping/ irrigation plan. The property owner shall maintain all street trees.
- 26 11. In addition to the screening requirements for onsite parking areas including loading
27 areas, refuse storage / trash compacter facilities, and Fire Department connections,
28 the following items shall be screened from surrounding and nearby public and private
29 properties in a manner consistent with City standards and suitable to the subject
development as approved by the Planning Manager. In general, the height of any
required screening device shall be no lower on any side than the height of the highest
feature requiring screening and:

- 1 A. All exteriors of the proposed buildings shall be free of all un-aesthetically
2 treated, exposed elements (i.e., plumbing pipes, electrical conduits, and
3 National Pollution Discharge Elimination System (NPDES) elements) which
4 shall be placed within the exterior walls. Where exposed wall-mounted features
5 or equipment may be necessary (i.e., ventilators and utility meters), recessed
6 wall mounted cabinets or other similar devices shall be constructed within the
7 wall, whenever possible, to accommodate such features and equipment so that
8 they are flush with and do not project out from the main exterior wall plane.
9 With or without recesses, the exposed portions of such features or equipment
10 shall be of a color to blend, not contrast, with the adjoining finished building
11 color, subject to the approval of the Planning Manager;
- 12 B. All roof-mounted mechanical equipment, duct vents and the like shall not
13 project above the horizontal plane of the building's lowest primary opaque
14 architectural feature(s) (i.e., parapet walls, penthouse structures or screening
15 walls); and
- 16 C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be
17 located within the building or in underground vaults if the equipment is located
18 within a street facing setback, or it shall be screened with walls and/or
19 landscaping if not located within a street facing setback. Ground-mounted
20 equipment shall not be located in the landscaped areas fronting any public
21 right-of-way.
- 22 12. The public notification signs installed in accordance with the CCMC public notification
23 requirements for this review process shall be removed within ten (10) days of the end
24 of the appeal period or the final decision of the City Council (if applicable), whichever
25 occurs last.
- 26 13. The refuse containers assigned to the complex shall be stored on-site in the trash
27 enclosures.
- 28 14. All hardscape areas along both the exterior of the buildings and/or within the interior
29 of the project sites shall include the use of decorative pavement [i.e., materials, finish
and color] in select areas to the satisfaction of the Planning Manager.
15. The project and its operations shall comply with all applicable local, special district or
authority, county and federal statutes, codes, standards, and regulations including,
but not limited to, Building and Safety Division, Fire Department, Planning Division
and Public Works Department code requirements and it shall comply with all
applicable comments and code requirements as determined during the City's building
permit review process.

Public Works/ Engineering Division:

16. Drainage devices, concrete curb and gutter, sidewalk, drive approach, and roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.
17. Applicant shall repair any broken or damaged curb, gutter, sidewalk, and street pavement along the street frontage of the proposed development and shall be reconstructed per APWA Standards.
18. Applicant shall provide trash enclosures with minimum inside dimension of 10' x 12' minimum. However, the location and required number of bins for the proposed development must be approved by the Public Works/Sanitation Division Manager. The proposed trash enclosure shall include a minimum eight feet wide clear opening, six inch concrete curb along the perimeter wall of the trash enclosure, and a gate.
19. Per the Culver City Municipal Code CCMC Section 5.01.010, Ordinance No. 2201-011 Solid Waste Management, the Culver City Sanitation Division has the exclusion franchise for all solid and recyclable waste material handling within the City limits.

Building Safety Division:

20. All onsite utilities shall be underground or enclosed within the building construction. No onsite overhead utilities shall be permitted.
21. Each unit shall have separate utilities.
22. Emergency egress shall be provided from all bedrooms, dens, home offices, or any room that may be used for sleeping purposes.
23. All garages shall be two hour rated to all unit living areas. The floors, walls, and ceiling of the garage (floor of the living spaces) shall be reinforced concrete construction.
24. All walls, floors, etc. enclosing stairways from the garages or from the ground level shall be two-hour enclosed.
25. Each vertical wall separating one unit from the other shall be two-hour rated from the foundation to the top of the parapet wall extending a minimum of 30 inches above any adjacent roof or walking surface. As an alternate to the parapet wall, the applicant may install a one-hour rated roof/ceiling within 5 horizontal feet from each side of each unit separation. No roof openings are permitted within the five-foot area.

1 26. The back wall of the front building and the front wall of the rear building shall be one
2 hour rated with 45-minute rated openings (i.e. the passage way between the tw
3 buildings).

4 27. A complete and thorough geotechnical engineering design level report sha
5 accompany the overall construction permit application.

6 **Fire Department:**

7 28. Provide KNOX Box for unobstructed access. If security or motorized gates are
8 installed, a KNOX key switch shall be provided.

9 29. Provide a lighted address sign viewable and legible from the public way at all times.

10 30. Plans shall carry a Fire Department Notes section to include all life safety items.
11 Notes shall include all Fire Department Conditions of Approval and any other Code
12 requirements pertaining to life safety.

13 31. Provide fire sprinklers per NFPA 13 requirements in all areas of the building including
14 the parking area.

15 32. Provide 2A10BC fire sprinklers with locations approved by the Fire Marshall.

16 33. Locate Double Detector Check per requirements of the Planning Division and Fire
17 Marshall. The applicant shall show the proposed location on plans submitted for
18 Building permits.

19 34. The Fire Marshall shall locate the Fire Department connection. The applicant shall
20 show the proposed location on plans submitted for Building permits.

21 **PRIOR TO THE ISSUANCE OF ANY DEMOLITION, GRADING, EXCAVATION, AND/OR**
22 **BUILDING PERMIT:**

23 **Planning Division:**

24 35. All exterior lighting shall be developed pursuant to CCMC Title 17, Chapter 17.300,
25 General Property Development and Use Standards. The applicant or property owner
26 shall submit to the Planning Manager for approval an exterior light fixture plan. The
27 plan shall identify the location and type of all exterior light fixtures. All lighting shall be
28 directed onsite and light sources shall be shielded so as not to be intrusive to
29 surrounding properties.

30 36. The applicant or the property owner shall submit to and receive written approval from
31 the Planning Manager of a vector/pest control abatement plan prepared by a pest
32 control specialist licensed and/or certified by the State of California. Said plan shall
33 outline all steps to be taken prior to the commencement of any

1 demolition/construction activity so as to insure any and all pests [including, but no
2 limited to, rodents, bees, ants and mosquitoes] that may populate the subject site do
3 not relocate to or impact adjoining residences and/or businesses.

- 4 37. The applicant and the property owner shall indemnify, defend and hold harmless the
5 City, and the City's elected and appointed officials, officers, employees, agents
6 contractors and consultants from and against any and all claims, demands, lawsuits
7 judgments, liability, injury or damage which may result from or arise in connection
8 with third party challenges to the City's approval of the project. Said indemnification
9 shall be set forth in a written instrument acceptable to the City Attorney.

10 **Public Works/ Engineering Division:**

- 11 38. Prior to the issuance of any building permits, three (3) sets of Site
12 Improvement/Grading Plans prepared by a civil engineer registered in the State of
13 California, shall be submitted to the Engineering Division for review, approval, and
14 permitting. The plans shall include, but not limited to, detailed drainage and grading
15 of the site indicated by topographical lines and spot elevations, existing and proposed
16 drive approach, driveway, sidewalk, curb, and gutter. The plan shall indicate all
17 proposed and existing utilities (sanitation, water, etc), and fully dimensioned plans to
18 include up to the centerline of Madison Avenue.
- 19 39. The applicant shall provide a geotechnical report from a State of California licensed
20 geotechnical engineer reporting on the suitability of the onsite soils to support the
21 proposed construction and shall include a liquefaction analysis. The report shall also
22 identify any special considerations necessary to satisfy California Building Code
23 (CBC) requirements.
- 24 40. A hydrology and hydraulic study for the site drainage shall be prepared by registered
25 civil engineer in the State of California and submitted for review and approval.
- 26 41. Due to the increased number of units and bedrooms, this project is subject to the
27 City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any
28 permit.
- 29 42. Prior to the commencement of any excavation, the applicant shall install a temporary
construction fence around the site. The height and fence material is subject to
approval by the City Engineer.

Local Stormwater Pollution Prevention Plan

43. Concurrent with the submittal of the Site Improvement/Grading Plans, a Local Storm
Water Pollution Prevention Plan (LSWPPP) package prepared by a registered Civil
Engineer shall be submitted for review and approval by the City Engineer. (Note: The

1 Site Improvement Plans will not be accepted for review unless the LSWPP Plan
2 included in the submittal package.)

3 44. The LSWPPP shall be developed and implemented in accordance with the
4 requirements of the current Los Angeles County Municipal Stormwater NPDES
5 Permit No. CAS614001 and the CCMC Section 5.05.035. Prior to the issuance of
6 any demolition, grading, excavation and/or building permit, the applicant shall have a
7 LSWPPP package approved by the City Engineer.

8 45. The LSWPPP package shall include all of the individual items listed in the
9 Engineering Division's "Requirements for Local Storm Water Pollution Prevention
10 Plan" handout, which may be obtained from the Engineering Counter. If the
11 LSWPPP package fails to contain all required items, the package will not be
12 accepted.

13 46. Prior to the start of design of these plans and of necessary reports, the applicant's
14 Civil Engineer shall meet with the City's Stormwater Program Manager to obtain
15 information on the City-specific LSWPPP requirements. The scope of the information
16 shown on the site plans must be limited to NPDES-relevant information (i.e. turn off
17 utility, architectural, or other features not relevant to the NPDES requirements).

18 47. Plan check fee for the LSWPPP shall be paid at the time of the initial submittal, per
19 the fee schedule established in City Council Resolution
20 No. 2006-R 053, Exhibit H-1.

21 48. The LSWPPP package shall be submitted to the attention of the Storm Water
22 Program Manager.

23 49. Applicant shall appropriately and effectively implement the Best Management
24 Practices (BMPs) identified in the LSWPPP and reduce to the Maximum Extent
25 Practicable (MEP) both the volume of storm water leaving the site as well as the
26 amount of sediments and other pollutants in the storm water and the non-storm water
27 discharges.

28 **DURING CONSTRUCTION :**

29 **Planning Division:**

30 50. During all phases of construction, information that includes contact names and
31 telephone numbers of the applicant, property owner, construction contractor(s), and
32 City, shall be posted at the project site so as to be visible to the public. These names
33 and telephone numbers shall be made available to adjacent homeowners.

34 51. During all phases of construction, the applicant and property owner shall use their
35 best efforts to ensure that all construction workers and contractors park onsite or at
36 designated offsite locations approved by the City and not in the surrounding
37 neighborhood.

1 52. Hours of Construction shall be limited to 8:00 A.M. to 8:00 P.M. Monday to Friday
2 and 9:00 A.M. to 7:00 P.M. on Saturday, and 10:00 A.M. to 7:00 P.M. on Sunday.

3 53. During all phases of construction and once the development becomes operational, a
4 graffiti shall be removed within 48 hours of its application.

5 54. All construction equipment shall be modified so as to insure the following noise
6 standards:

7 A. Equipped with mufflers and sound control devices (i.e., intake silencers and
8 noise shrouds) no less effective than those provided on the original equipment
and no equipment shall be operated without an exhaust muffler;

9 B. Properly maintained to minimize noise emissions;

10 C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall
11 be setback from any street and other property lines so as to maintain the
12 greatest distance from the public right-of-way and from Noise Sensitive
13 Receptors;

14 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators,
15 and air conditioning units) shall be minimized by proper selection of equipment
16 and the installation of acoustical shielding as determined necessary by the
Planning Manager and the Building Official in order that compliance with the
CCMC Noise Regulations and Standards is achieved; and

17 E. Stationary source equipment (i.e., compressors) shall be located so as to
18 maintain the greatest distance from the public right-of-way and from Noise
19 Sensitive Receptors.

20 **Public Works/ Engineering Division:**

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

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

25 57. All staging and storage of construction equipment and materials, including the
26 construction dumpster and storage containers shall be onsite only. The applicant
27 shall obtain prior written permission from adjacent property owners for any
construction staging occurring on adjacent property.

28 58. A copy of the Local SWPPP, inspection logs, and training records shall be kept on
29 site and available for inspection at all times during construction.

1
2 **PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO):**

3 **Planning Division:**

- 4
5 59. Pursuant to CCMC Title 15, Section 15.10.755, parkland dedication or payment of an
6 in-lieu parkland fee will be required.
7
8 60. The applicant shall fulfill the City's Art in Public Places requirement per CCMC Title
9 15, Section 15.06.100 et seq.
10
11 61. The declaration of covenants, conditions and restrictions (CC&Rs), the homeowners'
12 association bylaws and, if applicable, the condominium plan (Condo Plan) shall be
13 submitted to the City Attorney and approved. Additionally, the applicant shall record,
14 concurrently with the recordation of the final map, the City approved CC&Rs and, if
15 applicable, the Condo Plan.
16
17 62. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction
18 of the City.

19 **Public Works/ Engineering Division:**

- 20
21 63. The applicant shall be responsible for the expense to repair or replace any damage to
22 the public right-of-way caused by the construction of the proposed project. Such
23 repair or replacement shall be completed to the satisfaction of the City Engineer.
24
25 64. The applicant shall remove the existing driveway approach located along Huron
26 Avenue and reconstruct a new driveway approach aligned with proposed driveway,
27 curb, and gutter per APWA Standards.
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29 65. All Conditions of Approval shall be completed to the satisfactory of the City Engineer.

30 **B. TENTATIVE TRACT MAP, TTM P-2007029**

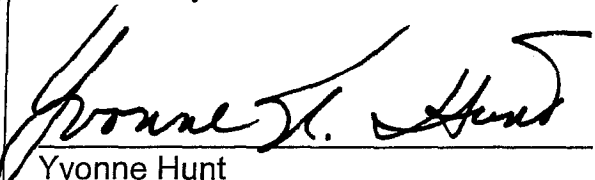
- 31
32 66. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the
33 State of California and submitted to the Los Angeles County Department of Public
34 Works for review and approval.
35
36 67. If required, an improvement bond and agreement shall be filed with the City prior to
37 the recording of the final map for those improvements awaiting completion and
38 approved by the City Engineer to be bonded. The bond shall include, but not be
39 limited to, labor and material and be based on estimated construction costs as
40 provided by the City.

- 1 68. Dedicate, on the final map, a five foot wide easement to the City of Culver City for
2 sewer line purposes along the rear of the property.
- 3 69. The project boundary shall be tied to at least (1) City global positioning satellite (GPS)
4 monument.
- 5 70. All required boundary monuments shall be installed prior to the recording of the final
6 map. At a minimum, a spike and washer shall be set on the centerline of Huron
7 Avenue to indicate the intersection of the prolongation of the project's northerly with
8 this street. Each monument shall be tied to at least three (3) points, with lead and
9 tags, and centerline tie notes filed with the Engineering Division.
- 10 71. The final map shall be recorded prior to the issuance of a Certificate of Occupancy.
- 11 72. A duplicate mylar copy of the recorded map shall be submitted to the Engineering
12 Division.

13 APPROVED and ADOPTED this 25th day of April, 2007.

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16 MAUREEN MURANAKA, CHAIR
17 PLANNING COMMISSION
18 CITY OF CULVER CITY, CALIFORNIA

19 Attested by:

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21 Yvonne Hunt
22 Administrative Secretary
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Attachment No. 2
Vicinity Map



3862 Huron Ave.

**Site Plan Review,
SPR P-2007028;
Tentative Tract
Map, TTM P-
2007029**

Legend



Selected Properties

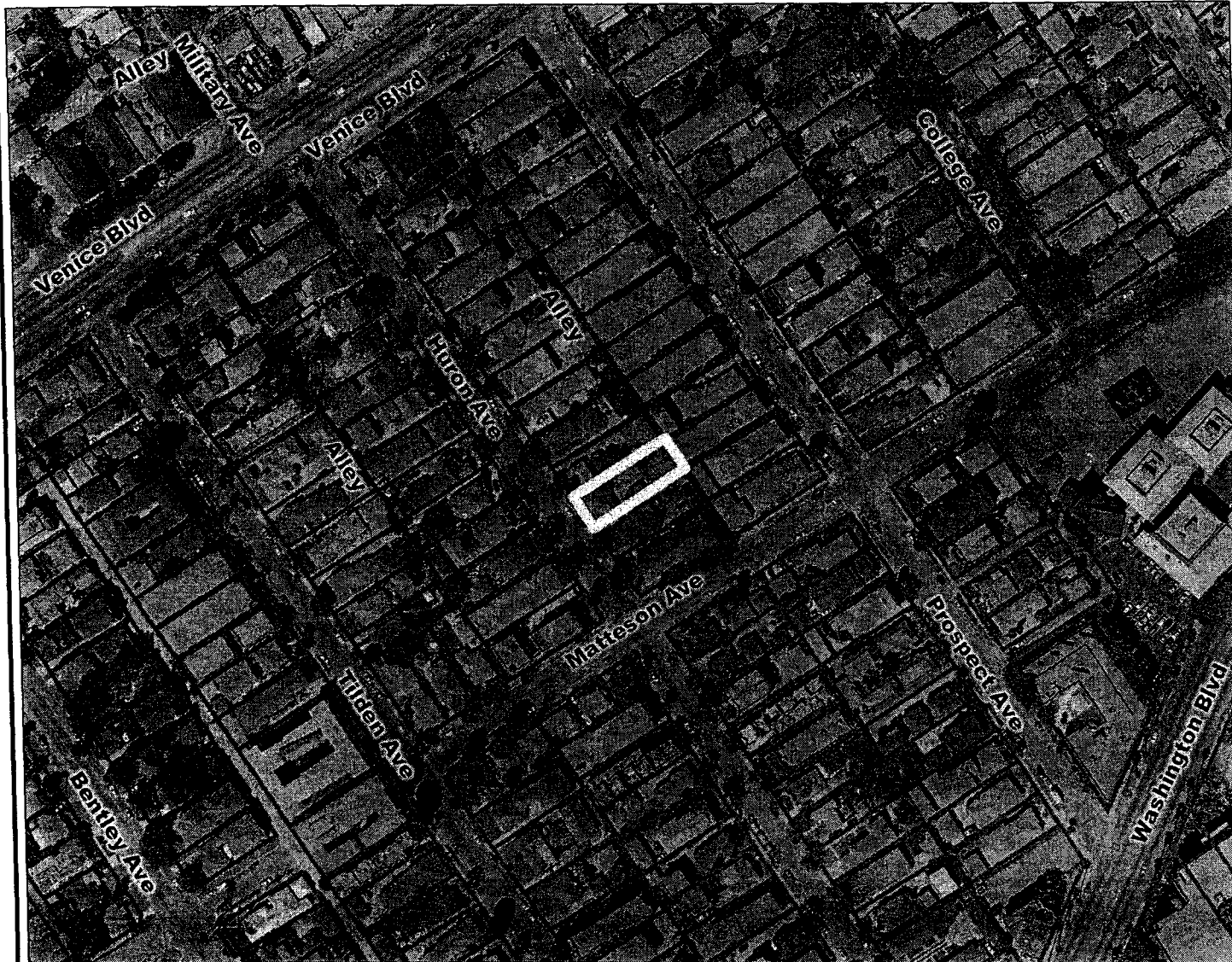
City of Culver City
Planning Division
Map Created: Mar 26, 2007
Meeting Date: April 25, 2007

0 125 250 ft.

Scale: 1:2,500



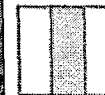
Attachment No. 3
Aerial Map



3862 Huron Ave.

**Site Plan Review,
SPR P-2007028;
Tentative Tract
Map, TTM P-
2007029**

Legend



Selected Properties

0 125 250 ft.

Scale: 1:2,500



City of Culver City
Planning Division
Map Created: Mar 26, 2007
Meeting Date: April 25, 2007

TENTATIVE TRACT MAP NO. 68244

A ONE LOT SUBDIVISION CREATING FIVE CONDOMINIUM AIR SPACE UNITS, BEING THE SUBDIVISION

OF
LOT 12 IN BLOCK 2 OF CLARKDALE TRACT
M.B. 9-176, RECORDS OF LOS ANGELES COUNTY
IN THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF CULVER CITY

EXISTING PROJECT DATA

ADDRESS: 3862 HURON AVE.
CULVER CITY, CA 90232

THOMAS BROTHERS GRID: 672-E-2
TRACT: CLARKDALE TRACT
BLOCK: 2
LOT: 12
EXISTING ZONE: RMD
APN: 4213 - 001 - 013
FLOOD ZONE: "C"

OWNER/SUBDIVIDER

HOMAYOUN MAHYARI
8141 WESTLAWN AVE.
LOS ANGELES, CA 90045
TEL. NO. (301) 370-1318

ARCHITECT

DR. ALI MAHYARI
ARCH & RAINBOW CORP.
TEL. NO. (503) 336-4652

ENGINEER

JK ASSOCIATES
4103 SAN FERNANDO RD.
GLENDALE, CA 91205
TEL. NO. (818) 507-9881
FAX NO. (818) 507-9882

SURVEYOR

BROOKS & ASSOCIATES
3300 LEWIS AVENUE
SIGNAL HILL, CA 90755
TEL. (562) 595-9501
FAX: (562) 988-1172

BENCHMARKS:

DATUM: CITY OF CULVER CITY GPS
NAVD 83 PER PLS. 184-42-45
BENCHMARK NO. GPS 126
1988 ADJUSTED
SPIKE & WASHIER AT CENTERLINE
INTERSECTION OF MATTESON AVE.
AND PROSPECT AVE.
ELEVATION = 18.612 FEET

LEGAL DESCRIPTION

LOT 12 IN BLOCK 2 OF CLARKDALE
TRACT M.B. 9-176, RECORDS OF
LOS ANGELES COUNTY

PROPOSED PROJECT DATA

EXISTING ZONE	RMD
PROP. USE	5 UNIT TOWN HOUSE APARTMENT STYLE (3 BEDROOM)
EXISTING USE	SINGLE FAMILY
ADDRESS	3862 HURON AVE., CULVER CITY, CA 90232
REQD. PARKING	10 PARKING
PROVIDED PARKING	10 PARKING (NO HANDICAP) 1 GUEST PARKING
NO. OF STORY	3 STORY
LOT 1	A=7487.15 SF

UNIT NO.

UNIT AREA

A	1657.0 SF
B	1842.0 SF
C	1842.0 SF
D	1848.0 SF
E	1796.0 SF
	8985.0 SF

RECEIVED

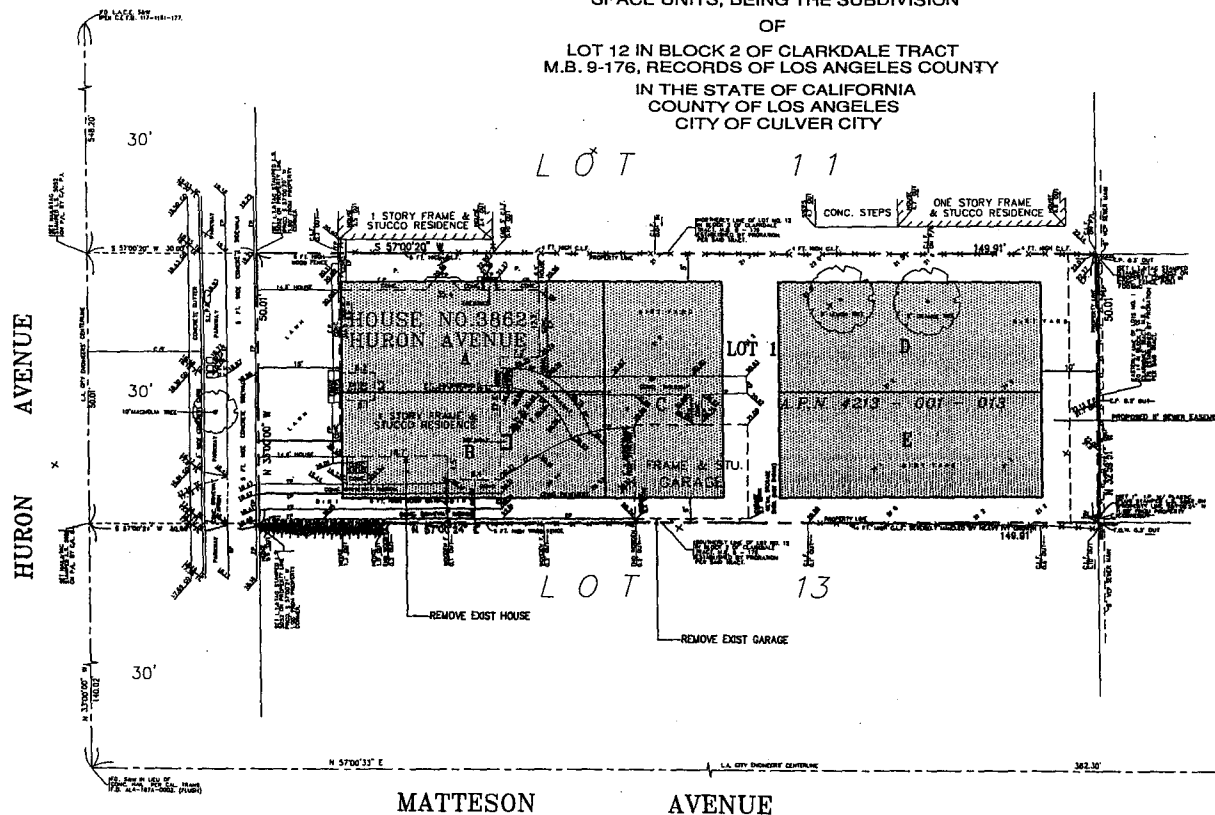
APR 25 2007

Culver City
Planning Division



THIS MAP HAS BEEN PREPARED BY HIM/HER OR UNDER HIS/HER DIRECT SUPERVISION AND SHOWS
SHOWS ALL ENCUMBRANCES OF RECORD AS REPORTED IN THE TITLE REPORT. PREPARED BY
FIDELITY NATIONAL TITLE COMPANY AND DATED: MARCH 14, 2007.

SIGNATURE



VICINITY MAP
N.T.S.

NOTES:

- EXIST. HOUSES TO BE REMOVED.
- EXIST. TREES TO BE REMOVED.
NO OAK TREES ON SITE.



GRAPHIC SCALE

Scale 1" = 10'

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: April 25, 2007	Item Number: PH-2
AGENDA ITEM: Site Plan Review, SPR P-2007028, and Tentative Tract Map TTM P-2007029, for the Construction of Five Condominium Townhouses at 3862 Huron Avenue in the Medium Density Multiple-Family Residential (RMD) Zone.	
Contact Person/Dept.: Heather Burton, Assistant Planner	Phone Number: (310) 253-5747
Public Hearing: ☒	Action Item: ☐ Attachments: ☒
Public Notification: A sign was posted on the site on March 29, 2007. Notices were mailed on April 2, 2007 to all the property owners, occupants, adjacent property owners and occupants within a 300-foot radius of the site extended to the end of each block. The notice was emailed to the Master Notification List on April 2, 2007.	
Planning Approval: Thomas Gorham, Planning Manager on April 16, 2007.	

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Class 32 Categorical Exemption for this project pursuant to the California Environmental Quality Act Section 15332 regarding Infill Developments.
2. Approve Site Plan Review, SPR P-2007028, subject to the Conditions of Approval as stated in Resolution No. 2007-P009 (Attachment No. 5), and
3. Recommend approval to the City Council of Tentative Tract Map, TTM P-2007029, to permit the subdivision of the site for five residential condominiums subject to the Conditions of Approval as stated in Resolution No. 2007-P009 (Attachment No. 5).

PROCEDURES:

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

City of Culver City, California
Planning Commission Agenda Item Report

BACKGROUND:

Request

On February 23, 2007, an application was submitted for a Site Plan Review and Tentative Tract Map to allow the demolition of a single family dwelling with a detached garage and the construction of five residential condominiums at 3862 Huron Avenue in the Medium Density Multiple-Family Residential (RMD) Zone.

General Information

See Attachment No. 1, Project Summary.

Project Data

The proposed project will result in five condominium units located in one structure. The proposed building will be two stories and 27 feet, 6.5 inches tall. The units will vary in size from 1,545 square feet to 1,848 square feet. They will all consist of three bedrooms and each has two covered parking spaces, which will be provided in semi-subterranean parking. Each unit will have individual laundry facilities, private lockable storage space, and private open space in balconies or private yards. The project provides a 15-foot front setback, a five-foot side yard setback, and a 10-foot rear setback.

Existing Conditions

The site is located south of Venice Boulevard, north of Washington Boulevard, and on the east side of Huron Avenue (See Attachment No. 2). The immediate area surrounding the subject site is residential, with a mixture of single and multiple-family uses. The Land Use Element of the General Plan designates this area as Medium Density Multiple Family. The site is approximately 7,500 square feet in size measuring 50 feet x 150 feet which presently consists of a single family dwelling and a detached garage.

ANALYSIS:

1. SITE PLAN REVIEW

Architectural Design

The proposed building has a stucco exterior, lightweight concrete roof tile, large

City of Culver City, California
Planning Commission Agenda Item Report

foyers for each unit, and decorative trim around windows. Balconies and bay windows enhance the building façade. Overall, the design of the structure is compatible with other multiple-family dwellings in the neighborhood. The building height and massing is consistent with the zoning standards of the RMD zone. A colored rendering and material sample for the building will be available at the public meeting.

Landscaping

The applicant is proposing to landscape a substantial portion of the site, including the front, side, and rear setbacks. The proposed landscaping will complement the buildings onsite and enhance the aesthetic appearance of the development site. A preliminary landscape plan was included in the packet delivered to the Commission. Complete landscape and irrigation plans will be submitted to the Planning Division for review during the plan check process.

Traffic, Circulation, and Parking

A 10-foot 6-inch wide driveway running parallel to the south property line will provide access to the semi-subterranean parking. The back-up distance provided is 27-feet which allow adequate space for vehicles to turn around and exit the site head-first.

The City Zoning code states that two parking spaces must be provided for each three-bedroom unit. A guest parking space is required bringing the total number of required and proposed parking spaces to eleven.

The overall parking design allows for adequate circulation and the size of the overall development will not create any significant traffic impacts and as such does not require a traffic study.

Neighborhood Compatibility

The proposed development occurs on Huron Avenue which is a local residential street consisting of single, two, and multiple-family residential properties. The adjacent properties are one and two-story multiple-family residential. Therefore, the proposed building is consistent and compatible with the uses in the immediate neighborhood.

City of Culver City, California
Planning Commission Agenda Item Report

2. TENTATIVE TRACT MAP

The State Subdivision Map Act and CCMC Chapter 15.10, regulate the subdivision of land. Among numerous objectives, the tentative map process allows the City to review the proposed condominium subdivision to ensure all necessary improvements and requirements are provided. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations.

DISCUSSION:

Comments Received During Public Comment Period

As of the writing of this report staff has received no public comments on this project.

Legal Standard for Decision/Project Findings

CCMC Title 17, Zoning, Section 17.540.020, requires certain findings must be made before an application for a Site Plan Review can be approved. Additionally, CCMC Title 15, Section 15.10.630, lists the finding required to be made by the Planning Commission before a Tentative Tract Map application can be recommended to the City Council for approval.

Staff believes the findings for Site Plan Review, SPR P-2007028 and Tentative Tract Map, TTM P-2007029, can be made as outlined in proposed Resolution No. 2007-P009 (Attachment No. 5).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is a Class 32 Categorical Exemption (Attachment No. 4) as an "Infill Development" project. The project consists of construction of five residential units and their subdivision into condominiums. It is consistent with the General Plan and zoning designations and standards. The development occurs on a 7,500 square foot property, substantially surrounded by one and two-story single and multiple-family residential and other urban uses. The property has no value as habitat for endangered, rare or threatened species, in that it is currently developed with a single-family dwelling and a detached garage. The scope and size of the project will not result in significant impacts with regard to traffic, noise,

City of Culver City, California
Planning Commission Agenda Item Report

water, or air quality. Finally, all the public utilities and services are available to the subject property, in that it is currently developed with a residential structure.

ALTERNATIVE OPTIONS:

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

1. Approve the Site Plan Review application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Approve the Site Plan Review 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. Recommend approval of the Tentative Tract Map application with the recommended conditions of approval if the application is deemed to meet the required findings.
4. Recommend approval of the Tentative Tract Map 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.
5. Disapprove the application if it does not meet the required findings.

ATTACHMENTS:

1. Project Summary
2. Vicinity Map
3. Aerial Map
4. Notice of Exemption
5. Resolution No. 2007-P009.
6. Preliminary Development Plans file dated April 11, 2007.



THOMAS GORHAM
DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR

Culver CITY

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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

NOTICE OF EXEMPTION

DATE:

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

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

PROJECT:

Title and Case No.: Construction of five new condominium dwelling units: Site Plan Review, SPR P-2007028 & Tentative Tract Map, TTM P2007029

Address/Location: 3862 Huron Avenue, Culver City

Project Description: Construction of five new residential condominium units

APPLICANT: Homayoun Mahyari
3862 Huron Avenue, Culver City, CA 90232

CULVER CITY APPROVAL ACTION:

1. City Council on _____.

The decision making body, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the City's Guidelines and Regulations for the implementation of CEQA:

Type of Exemption: Categorical Exemption
CEQA Section: 15332
Class: 32, Infill Developments

2. Reason why project is Exempt (brief): The project consists of construction of five residential units and their subdivision into condominiums. It is consistent with the City's General Plan and zoning designations and standards. The development occurs on a 7,500 square foot property, substantially surrounded by multiple family residential and other urban uses. The property has no value as habitat for endangered, rare or threatened species, in that it is currently developed as a single family dwelling with detached garage. The scope and size of the project will not result in significant impacts with regard to traffic, noise, water, or air quality. Finally, all the public utilities and services are available to the subject property, in that it is currently developed with a residential structure.

Heather Burton, Assistant Planner

1 RESOLUTION NO.P-2007-R__

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 CULVER CITY, CALIFORNIA APPROVING TENTATIVE
4 TRACT MAP, TTM P-2007029 (TENTATIVE TRACT MAP
5 NO. 68244), TO SUBDIVIDE FOR CONDOMINIUM
6 PURPOSES THE PROPERTY AT 3862 HURON AVENUE
IN THE MEDIUM DENSITY MULTIPLE FAMILY
RESIDENTIAL (RMD) ZONE.

7
8 (Tentative Tract Map, TTM P-2007029)

9
10 WHEREAS, on April 25, 2007 the Planning Commission adopted Resolution
11 No. 2007-P009, conditionally approving Site Plan Review, SPR P-2007-028 for the
12 construction of a five-unit condominium development on a property at 3862 Huron Avenue,
13 being Lot 12 of T.R. Clarkdale, in the Medium Density Multiple-Family Residential (RMD)
14 Zone, and conditionally approving and recommending that the City Council approve
15 Tentative Tract Map, TTM P-2007029; and
16

17
18 WHEREAS, the Planning Commission adopted a Notice of Exemption finding
19 the applications to be Categorically Exempt [Class 32] in that the development involves a
20 property less than five acres in size within an urbanized area where all public utilities and
21 services are available and does not constitute a habitat for threatened or endangered
22 species, and
23

24 WHEREAS, on May 29, 2007, following conclusion of the public discussion and
25 thorough deliberation of the subject matter, the City Council determined that Tentative Tract
26 Map, TTM P-2007029 (Tentative Tract Map No. 68244), shall be conditionally approved as
27 set forth herein below.
28

1 NOW, THEREFORE, the City Council of the City of Culver City, DOES
2 HEREBY RESOLVE as follows:

3 1. Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC) Title 15, Section 15.10.265, required findings for a tentative tract
5 map, and subject to the Conditions of Approval herein, the following findings are hereby
6 made:

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

8 The proposed tentative tract map is consistent with the General
9 Plan Land Use and Housing Elements in that the proposed five
10 condominium units shall provide new residential opportunities within a
11 small-scale development on an underdeveloped lot.
12

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

15 The design of the proposed subdivision is consistent with the
16 General Plan Land Use Element in that the proposed residential
17 development is consistent with the objectives of the Medium Density
18 Residential land use designation that encourages opportunities for
19 multiple family housing in areas designated for such development.
20
21

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

23 The site is physically suitable for the proposed condominium
24 development in that the project complies with all zoning standards. The
25 proposed structure has met all applicable setback, height and parking
26 requirements.
27
28

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

3 The site is physically suitable for the proposed five unit density of
4 the project, in that the RMD Zone permits the proposed residential
5 density and all applicable setback, height and parking requirements shall
6 be met.
7

8 **5. *The design of the subdivision is not likely to cause***
9 ***substantial environmental damage or substantially and***
10 ***avoidably injure fish or wildlife or their habitat.***
11

12 The proposed tentative tract map subdivision and the onsite and
13 offsite improvements shall not cause any known environmental damage
14 and shall not damage any fish and/or wildlife habitats because such fish
15 and/or wildlife habitats do not exist on or near the site.
16

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

19 The proposed tentative tract map subdivision and the onsite and
20 offsite improvements shall not cause any known serious public health
21 problems because all applicable zoning code development standards will
22 have been met, and the applicant is required to meet all of the conditions
23 of approval that the reviewing agencies of the City, such as Fire,
24 Planning, Building and Safety, and Engineering have recommended for
25 the project.
26
27
28

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

4 The proposed tentative tract map subdivision and the onsite and offsite
5 improvements shall not conflict with any existing and/or proposed easements.
6

7 2. Pursuant to the foregoing recitations and findings, the City Council of the
8 City of Culver City, California, hereby approves Tentative Tract Map, TTM P-2007029
9 (Tentative Tract Map No. 68244), subject to the following conditions:

10 All conditions contained in Planning Commission Resolution No. 2007-P009 pertaining to
11 Tentative Tract Map, TTM P-2007029, shall be complied with.
12

13 3. Prior to the approval of the Final Map, the subdivider shall pay to the City
14 the prescribed in-lieu parkland fee based on the fair market value of 0.0366 acres (1,594.3
15 square feet) as determined by a written appraisal report, approved by the City and dated no
16 more than six (6) months prior to the payment of the in-lieu fee for the five (5) residential
17 units. The subdivider shall furnish a letter of credit or other form of security, as approved by
18 the City Attorney, to guarantee payment of the required in-lieu parkland fee within one (1)
19 year after the date of approval of the Final Map, and guaranteeing the payment of all
20 interest which accrues if the fee is not paid within the one (1) year period, provided that a
21

22 ...
23

24 ...
25

26 ...
27

28 ...
29

1 partial in-lieu parkland fee payment based on the fair market value of 318.86 square feet per
2 unit shall be made to the City out of the escrow upon the sale of any unit which may occur
3 within the one (1) year period described herein.

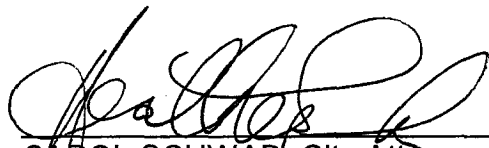
4 APPROVED and ADOPTED this ____ day of _____, 2007.

5
6
7
8 ALAN CORLIN, Mayor
9 City of Culver City, California

10
11 ATTESTED BY:

12 APPROVED TO AS FORM:

13
14 CHRISTOPHER ARMENTA, City Clerk
15 A07-00349

16 
17 CAROL SCHWAB, City Attorney
18 