



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-5710
FAX (310) 253-5721

PLANNING COMMISSION MEETING AGENDA WEDNESDAY, APRIL 9, 2008

PUBLIC COMMENT

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

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

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

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

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

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

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

CELL PHONES AND OTHER DISTRACTIONS

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

MEETING INFORMATION

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

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

ALD

Assisted Listening Devices are available through the Secretary.



Culver CITY

Agendas are available on the web at:
www.culvercity.org

AGENDA
Planning Commission
Wednesday, April 9, 2008
7:00 p.m.
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL

Marcus Tiggs, Chair
David Rockwell, Vice Chair
John Kuechle, Commissioner
Andrew Weissman, Commissioner
Linda Smith Frost, Commissioner

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On The Agenda

PUBLIC HEARING

PH-1 Site Plan Review, Tentative Tract Map, Administrative Use Permit and Negative Declaration for a 4-story Mixed-Use Building with 26 Residential Condominium Units and 3,370 Square Ft. of Office Space located at 4043 Irving Place. (Staff Report: Thomas Gorham (310) 253-572). ***Continued from March 12, 2008.***

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

C-1. Secretary's Report. ***Approve Report.***

C-2 Approval of Minutes of March 26, 2008.

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

**Next Planning Commission Meeting
April 23, 2008
7:00 PM**

Upcoming Public Meeting Schedule –Tentative – 2008

Date	Day	Time	Location
<i>City Council</i>			
<i>April 28</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Redevelopment Agency</i>			
<i>April 21</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>May 7</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>May 13</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>May 6</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>April 23</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

- Meetings may be added or changed.
- Times and date may be changed.

City of Culver City, California **Planning Commission Agenda Item Report**

Meeting Date: April 9, 2008 Item Number: PH-1

AGENDA ITEM: Site Plan Review, SPR P2007116, Tentative Tract Map, TTM P2007117, Administrative Use Permit, AUP P2007115, and Negative Declaration for the construction of a mixed-use building with 26 residential condominium units and 3,370 square feet of office space located at 4043 Irving Place.

Contact Person/Dept.: Thomas Gorham Phone Number: (310) 253-5710

Public Hearing: [X] Action Item: [] Attachments: [X]

Public Notification: On February 19, 2008, two signs were posted on the site; on February 20, 2008, notices were mailed to all the property owners and occupants within a 300-foot radius of the site, extended to the end of City block and the notice was emailed to the Master Notification List. **Item continued from March 12, 2008**

Planning Review:
Thomas Gorham, Planning Manager 04/03/08

RECOMMENDATION:

That the Planning Commission:

1. Adopt a Negative Declaration based on the Initial Study finding that the project will not have a significant adverse impact on the environment (Attachment No. 4);
2. Recommend Approval to the City Council of Tentative Tract Map No. 69709, TTM P-2007117, subject to the Conditions of Approval as stated in Resolution No. 2008-P005 (Attachment No. 8);
3. Approve Site Plan Review, SPR P-2007116 and Administrative Use Permit, AUP P-2007115, subject to the Conditions of Approval as stated in Resolution No. 2008-P005 (Attachment No. 8);

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**

Page 2 of 9

BACKGROUND:

Request

The proposed request is a Site Plan Review, to allow the construction of a 3 and 4 story, mixed-use project ranging in height from 37 to 46 feet and with 26 residential condominium units, 3,380 square feet of office space and subterranean parking; a Tentative Tract Map to subdivide the property into 26 residential and three commercial condominium airspace units; and an Administrative Use Permit to allow tandem parking spaces.

The proposed project is a mixed use project subject to the Mixed Use Development Standards contained in Zoning Code Section 17.400.065. As the Commission is aware, the City Council recently adopted revisions to the mixed use standards on March 17, 2008, which will become effective on April 17, 2008. The proposed project is not subject to the revised mixed use standards in that it was identified by the City Council as a "pipeline" project that had a complete application and was in process at the time changes to the mixed use development standards were being considered. Therefore, the project is being reviewed against the mixed use standards that were in effect at the time the project was deemed complete and are currently in effect until April 17, 2008.

General Information

See Attachment No. 1, Project Summary

Existing Conditions

The project site consists of a P-shaped, 24,089-square foot property with access on both Lafayette Place and Irving Place, mid-block between Culver Boulevard and Braddock Drive. The property has a *Downtown* General Plan designation and a Commercial Downtown (CD) zoning designation.

The project site is surrounded by a school use to the east, multiple family residential uses to the south and west, and an office use and the City Fire Department station to the north. The site is currently completely paved and has served as a City parking lot owned by the Redevelopment Agency until it was sold to the applicant recently. The subject site was previously occupied by a building used by Coast Media, Inc., which was involved in pre-press and advertising activities. The property was purchased by the City of Culver City Redevelopment Agency in 1996, then the building was demolished and the site was converted into a paved parking lot.

City of Culver City, California Planning Commission Agenda Item Report

Page 3 of 9

Project Data

The proposed project consist a 3 and 4 story, mixed-use project ranging in height from 37 to 46 feet with 26 residential condominium units at a density of 47 units per acre, 3,380 square feet of office space office space facing Irving Place and subterranean parking. The gross building area is 67,836 square feet, including the subterranean parking basement level (24,080 sf.). The subterranean parking level contains 68 parking spaces, 54 of which are tandem parking spaces (50 for residences and 4 for the offices). The subterranean parking consists of a single level, the access to which is

proposed on Irving Place. The proposed structure meets all setback requirements of the CG zone. Landscaping will consist of some on-site trees, shrubs, ground cover, hardscape, and street trees as required by the City's Public Works Department.

ANALYSIS:

Land Use and Zoning

The Land Use Element of the General Plan designates this site as "Downtown." This designation "is intended to support desirable existing and future commercial uses and mixed-use housing within the Downtown areas, and to encourage a pedestrian friendly environment." The *Commercial Downtown* (CD) zoning district is the zoning designation which implements and is consistent with this General Plan designation.

Architectural Design

The project is adjacent to 12 historical two-story residential bungalow buildings with a "Landmark" designation in Culver City's local cultural resources register. These buildings have a Spanish Colonial character and were built in 1925. The design and massing of the proposed building will not overtake the historic structures or obstruct their view from the street. The project has been designed to conform to all applicable provisions of the CG Zone and all City development standards including the height and special setback requirements between commercial and residential districts. The Zoning Code requires this 'stepping back' of the building to reduce the impact of a mixed use building located adjacent to residential zones. The building frontage along La Fayette and Irving Place will be set back on the first floor, and on the upper floors architectural projections will provide variety and interest to the building elevations. The building will be 46 feet high at the highest point, but portions of the building close to the interior property lines next to the historic residential properties will be shorter producing the effect of a gradual increase in height ranging from 11 feet at the ground floor with a 10 foot setback from the property line, 22 feet at the

City of Culver City, California Planning Commission Agenda Item Report

second floor with a 16 foot setback from the property line, and 33 feet at the third floor with a setback of 22 feet from the property line increasing to a maximum of 37 feet at the pitched roof peak setback 38 feet from the property line.

The proposed building has Spanish style architectural character including the use of earth-tone color stucco siding, Spanish style roof tiles, black wrought iron fencing and guard rails, wood frame windows, copper downspouts on the exterior that will compliment the historic buildings as well as the adjacent Meralta Plaza office building to the north.

Landscaping

The project includes approximately 2,128 square feet of landscaping at the ground level, which is located along the building frontage on Lafayette and Irving Place, along the south property line (next to the residential neighbors), and in a courtyard between the project buildings. The landscaping along the

south property line includes 26 trees (Brisbane and Pine) intended to provide a buffer and screen between the project and the adjacent residential buildings. The project also includes new landscaping within the public right-of-way.

Two mature ficus trees located within the public right-of-way along Lafayette Place will be removed as part of the development. They will be replaced by 5 new Deodar Cedar species of trees consistent with the City of Culver City's Street Tree Master Plan. Conditions of approval will require these trees to be planted at a 48 inch box size.

A perimeter wall is proposed along the interior of the site. A condition of approval requires these walls to be no more than six feet in height, the top two feet of which shall be open iron work and that the walls be provided with smooth stucco finish to match the building.

Parking

The project parking meets the parking requirements of the Zoning Code for mixed use developments, including the total number of vehicle and bicycle spaces, the dimensions of those spaces, and the drive aisle width. The project includes 68 parking spaces, including one loading, three handicap accessible, and 54 tandem spaces. The loading space is shared with one of the commercial spaces which can accommodate small trucks; larger trucks are not anticipated to be used for the project. All the parking spaces will be located in the subterranean parking garage, with residential parking spaces separated from the commercial spaces by an overhead gate. In addition, eight bicycles spaces will be provided below the office units next to the commercial elevator.

City of Culver City, California Planning Commission Agenda Item Report

Page 5 of 9

The applicant has requested an AUP to allow 54 tandem parking spaces (79% of the total) in the subterranean garage. The Zoning Code allows for required parking for commercial and residential uses to be configured in tandem pairs. The proposed spaces meet the minimum dimensions of the Zoning Code and they are arranged to be no more than two spaces in depth. The Zoning Code requires that a valet or attendant be provided at all times that the tandem parking is accessible to users unless it is determined that the nature of the use and its operation will not require attended parking. The applicant has indicated that they would be assigning a tandem pair to each one of the 25 residential condominium units (the last unit requires only one space) and one pair to each office space. As such, staff has included a condition in the resolution of approval requiring each pair of tandem spaces to be designated to a specific unit within the building. Further, the condition reserves the right of the Planning Manager to require a parking attendant if it is determined to be necessary.

Traffic and Circulation

A traffic analysis was conducted for the project which determined that the added traffic volume generated by the project will not significantly impact any

of the nearby study intersections or street segments studied. The focus of the traffic study was to evaluate the potential traffic impact created by the proposed development of 26 residential units and approximately 3,370 square feet of office space. The study concluded that the amount of trips generated as a result of the proposed development does not exceed the threshold for significance for levels of service (LOS) of the four street intersections studied. Therefore, no traffic mitigation measures are required.

The traffic study estimated that the project would generate a total of 189 daily vehicle trips. The study also estimated 16 morning and 19 afternoon peak hour trips. The traffic study also projected the future traffic levels at the intersections studied based on development projects in construction or anticipated to be constructed.

On the basis of the projected future traffic levels in the area and the trips generated by the project the traffic study concludes that the increase in traffic at various street intersections as a result of the project will be below the City's criteria for significant impacts. Traffic impacts at intersections measured as volume to capacity ratios (V/C or the number of actual cars to the amount of cars the intersection can accommodate) must increase beyond a threshold given the Level of Service measured for the intersections in order to be considered a significant impact. At the study intersections noted above, the increase in the V/C ratios resulting from the project given the Level of Service for those

City of Culver City, California Planning Commission Agenda Item Report

intersections was below what the City established as a significant impact. In other words, added traffic resulting from the project to the areas studied is expected to be small enough so as to not create significant traffic problems.

Primary access to the site will be provided via a two-way driveway on Irving Place that will allow only left turns in and out onto Irving Place is a one-way street in the northbound direction. Irving Place is a one-way street on the block between A Street (to the north) and Braddock Drive, in order to prevent traffic from the nearby theaters and other traffic from the downtown area to enter the residential neighborhood south of the site.

Circulation on the site will be provided via a 27-foot wide drive aisle, which will allow vehicles to maneuver adequately in and out of parking spaces.

As a condition of approval, the applicant shall initiate an amendment to the adopted Neighborhood Traffic Management Program (NTMP) for the Lynwood Howe Elementary neighborhood. The amendment shall request that Irving Place be reconfigured for two-way traffic from Culver Boulevard to project's drive approach or to Braddock Drive. If the required number of NTMP advisory survey petitions are returned and identify a particular configuration of Irving Place, then the applicant shall be responsible for all expenses to implement the traffic operation changes along Irving Place as approved by the City Council.

Noise

The proposed mixed-use building is expected to generate some noise, consistent with residential areas. The ground floor limited office uses envisioned for this development are not considered to be a significant noise generator.

During construction, the project will be subject to the hours of allowed construction as established by the Building Official. The project will be conditioned to require the use of construction equipment with state-of-the-art noise shielding and muffling devices. Both the applicant and City contact information will be posted on the project site to direct individuals wishing to report noise and other construction activity complaints.

Construction

The proposed project includes the construction of a subterranean parking garage with a finished grade of approximately 10 feet below the existing ground surface. A cut on the order of 12 feet including footings will be required for constructing the proposed subterranean garage. The proposed subterranean garage will be located on the property lines in all directions and shoring and lagging will be

City of Culver City, California Planning Commission Agenda Item Report

required for temporary excavation during construction. Due to the proximity of 3 historic residences on the property to the south, the design of the shoring must specifically acknowledge and address the close proximity of these residences. A Preliminary Soils Investigation prepared by Hu Associates, Inc dated April 17, 2007 was prepared for the proposed project and includes a number of recommendations for excavation, shoring and construction of the proposed subterranean garage. Project conditions of approval will require the shoring plans for the project to include the recommendations made in said report and that shoring, foundations, and structure of the proposed project be specifically designed to preserve to the extent feasible the historic residences with no damage during either the construction phase or after the project is completed.

Area Compatibility

The General Plan Designation for the subject property is Downtown, which is intended for mixed use developments. The proposed building height at the subject site is consistent with that permitted on those neighboring properties, which are zoned Commercial Downtown (CD) and Residential Medium Density Multiple Family (RMD). The building ranges in height from 11 feet adjacent to the residential properties to the south, to 46 feet on the north side adjacent to the office and Fire Station uses.

The uses to the south and west of the site are residential. The proposed building will be set back from those adjacent residential uses to provide a better transition from the residential to the commercial property. The project is consistent with the Zoning Code setback requirements between commercial and residential zones, which call for increased setbacks as the commercial building increases in height.

The project will provide adequate parking on the site, landscaping in excess of the code requirements, and the traffic generated by the project is not

anticipated to cause a significant impact to the existing or projected traffic levels in the area. In addition, the noise levels generated by the proposed uses will be relatively low. Therefore, the proposed development will be compatible with the uses in the vicinity.

Subdivision

Because the project is being developed for condominium purposes, a one lot subdivision for condominium purposes is required. There will be 26 residential and three commercial condominium units. The Public Works Department has reviewed the proposed condominium subdivision and found it to be in compliance with State and local regulations.

City of Culver City, California Planning Commission Agenda Item Report

Page 8 of 9

Community Meeting

The Planning Division requested the project applicant hold an informational community meeting for the neighbors living near the project. The applicant held a meeting on Sunday, February 17, 2008 attended by approximately 8-10 residents. City staff was unable to attend this meeting. A second community meeting scheduled on Wednesday February 28, 2008, was not attended by any residents.

CONCLUSION:

Staff has paid particular attention to the design of this project as it relates to the neighborhood, in particular the historic residential structures to the south and has worked closely with the applicant to guide the design of the project in order to meet the Zoning Code requirements, address community concerns and develop a project that follows good planning practice. Staff has visited the site numerous times and met with the abutting neighbors to better understand and be able to address their concerns and has proposed numerous conditions to address their issues particularly related to construction impacts and preservation of the historic structures. Based on the analysis contained herein staff believes the findings for a Tentative Tract Map, Site Plan Review, Administrative Use Permit, and Administrative Modification can be made as outlined in proposed Resolution No. 2008-P005 (Attachment No. 8).

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study (Attachment No. 5) was prepared for this project and it has been determined that the project could not have a significant effect on the environment and a Negative Declaration has been prepared (Attachment No. 6).

City of Culver City, California Planning Commission Agenda Item Report

Page 9 of 9

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. Area Map
2. Aerial Photo
3. Project Summary
4. Draft Negative Declaration
5. Initial Study
6. Traffic study for the 4043 Irving Place Mixed-Use Project prepared by Raju Associates, Inc. received on December 31, 2007 (Commission Only)
7. Preliminary Soil Investigation prepared by Hu Associates, Inc. dated April 17, 2007. (Commission only)
8. Resolution No. 2008-P005 (TTM P-2007117, SPR P-2007116, and AUP P-2007115)
9. Development Plans Date Received March 19, 2008
10. Written Public Comments

RESOLUTION NO. 2007-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP NO. 69709, TTM P-2007117, FOR THE ONE LOT SUBDIVISION OF 26 RESIDENTIAL AND THREE COMMERCIAL AIRSPACE UNITS, APPROVING SITE PLAN REVIEW, SPR P-2007116, AND ADMINISTRATIVE USE PERMIT, AUP P2007115 TO DEVELOP SAID SITE WITH A MIXED USE PROJECT CONSISTING OF TWO BUILDINGS 26 RESIDENTIAL AND THREE OFFICE UNITS AT 4043 IRVING PLACE IN THE COMMERCIAL DOWNTOWN (CD) ZONE.

(Tentative Tract Map No. 69709, TTM P2007117)
(Site Plan Review, SPR P2007116)
(Administrative Use Permit, AUP P2007115)

WHEREAS, on July 5, 2007, Sal Gonzales for 4043 Irving Place Investors, LLC, as the property owner of 4043 Irving Place, Tentative Tract Map, Site Plan Review and Administrative Use Permit applications to construct a mixed use project consisting of two buildings with 26 residential and three office units, on the project site described more fully as Lots 3, 30 and 21, in Block 21 of Tract No. 1775, in the City of Culver City, as per map recorded in Book 21 pages 190 and 191 of Maps, in the Office of Recorder of the County of Los Angeles, State of California; and,

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

1. Tentative Tract Map: For the subdivision of the project site into one lot for condominium purposes;
2. Site Plan Review: For proposed development project to ensure compliance with the required standards and city ordinances and establish all

onsite and offsite conditions of approval to reflect the site features and compatibility of the proposed project with the uses on adjoining properties; and,

3. Administrative Use Permit: For residential and non-residential tandem parking;

WHEREAS, on March 12, 2008, the Planning Commission opened the public hearing on these applications and, at the request of the applicant, the public hearing was continued to April 9, 2008; and

WHEREAS, on April 9, 2008, the Planning Commission conducted a duly noticed public hearing on these applications, fully considering the application, plans, staff report, environmental information and all testimony presented; and

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

WHEREAS, following conclusion of the public discussion and thorough deliberation of the subject matter, the Planning Commission determined by a vote of _ to _ that the project would not result in significant adverse environmental impacts, that a Negative Declaration finding was appropriate and that Administrative Use Permit and Site Plan Review should be conditionally approved; and Tentative Tract Map No. 69709, should be conditionally approved and recommended to the City Council for approval as set forth herein below.

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

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

Tentative Tract Map No. 69709:

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

A. The proposed map is consistent with the General Plan.

The proposed tentative tract map is consistent with the General Plan Land Use Element in that the proposed subdivision shall provide for the creation of new housing in the City, which is consistent with objective 2 of that Element, specifically with Policy 2.B which states that the City should “continue to allow and encourage multiple housing opportunities in areas designated for such development.”

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

The design of the proposed subdivision is consistent with the General Plan Land Use Element as indicated above and with the Zoning Code development standards. The project design incorporates features such as progressively increased setbacks from the adjacent residential properties to make it more compatible with them. The proposed uses are consistent with the objectives of the General Plan Downtown land use designation that encourages mixed use housing opportunities within the Downtown area.

C. The site is physically suitable for the type of development.

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

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

The site is physically suitable for the density of the proposed project in that the site allows for the number of floors and building area that are proposed. The proposed building includes four levels in one building and three levels in the second. The mixed use standards allow up to 35 residential units on the 24,089 square foot property, but the project consists of only 26 residential units. The project is 10 feet shorter than the

maximum height of 56 feet permitted in the CD zone. The project also consists of a subterranean one-level garage for 68 parking spaces, while meeting all the applicable Zoning Code development standards.

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

The proposed tentative tract map subdivision together with the onsite and offsite improvements shall not cause any known environmental damage and shall not damage any fish and/or wildlife habitats because such fish and/or wildlife habitats do not exist on or near the site. The site currently is completely paved and has served until recently as a public parking lot, which does not serve as a habitat for fish or other wildlife. Two trees located in the public right-of-way shall be removed to allow for the widening of Lafayette Place, but they will be replaced by five new street trees.

F. The design of the subdivision is not likely to cause serious public health problems.

The proposed tentative tract map subdivision together with the onsite and offsite improvements shall not cause any known serious public health problems because all applicable zoning code development standards shall be met, and the applicant is required to meet all of the conditions of approval that the reviewing agencies of the City, such as the Fire Prevention Division, Planning Division, Building and Safety Division and the Engineering Division have recommended for the project. The uses proposed for this subdivision are consistent with Downtown land uses allowed in the Zoning Code.

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

The proposed commercial tentative tract map subdivision and the onsite and offsite improvements shall not conflict with any existing and/or proposed easements. An existing sewer easement was identified during the project review and the project has been designed to not interfere or conflict with said easement.

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 Downtown (CD) zoning district in which the site is located and with the mixed use development standards (CCMC 17.400.065). The project provides adequate parking as required by the code, a total of 68 spaces. The proposed building meets the code requirements for height and building setbacks, and building projections are within code required height limits for architectural projections. Vehicular access to on-site parking is situated off Irving Place via an 18-foot wide driveway at an adequate distance from the nearest intersection. The project buildings are designed to provide easy pedestrian access to the office and residential components of the project from the street and from the subterranean parking garage.

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

The building will be 46 feet high at the highest point, but portions of the building close to the interior property lines will be shorter producing the effect of a gradual increase in height. The Zoning Code requires this 'stepping back' of the building to reduce the impact of a commercial building located adjacent to residential zones. The building frontage along Irving and Lafayette Place will be set back on the first floor, and on the upper floors architectural projections will provide some variety and interest to the building elevations. This design will be compatible in scale with the residential and commercial buildings in the area.

The project is adjacent to 12 historical two-story residential bungalow buildings with a "Landmark" designation in Culver City's local cultural resources register. Three of these historical structures are located immediately to the south of the proposed project. These buildings have a Spanish Colonial character and were built in 1925. The design and massing of the proposed building will not overtake the historic structures or obstruct their view from the street. The proposed building has a similar Spanish style architectural character including the use of earth-tone color

stucco siding with a heavy sand finish, Spanish style roof tiles, black wrought iron fencing and guard rails, wood frame windows, and copper downspouts on the exterior, as well as generous landscaping along the perimeter of the site that are intended to compliment the historic buildings. The portion of the proposed building adjacent to the 3 closest approximately 21 foot high historic structures includes step backs in height ranging from 11 feet at the ground floor with a 10 foot setback from the property line, 22 feet at the second floor with a 16 foot setback from the property line, and 33 feet at the third floor with a setback of 22 feet from the property line increasing to a maximum of 37 feet at the pitched roof peak setback 38 feet from the property line. These height setbacks help to ensure that the proposed buildings mass and scale do not overwhelm the historic structures. The project will result in an improvement to the visual character of the site and will complement the architectural visual character of the area.

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

The proposed landscaping is consistent with the intent of the code. The project includes approximately 2,128 square feet of landscaping at the ground level, which is spread along the building frontage on Lafayette and Irving Place, along the south property line (next to the residential neighbors), and in a courtyard between the project buildings. Several Brisbane and Pine trees will be planted along the south property line in order to provide a buffer and screen between the new building and the adjacent residential uses.

The project also includes new landscaping within the public right-of-way. Two existing street trees along Lafayette Place will be removed to allow widening of the street in front of the subject site. They will be replaced by five new street trees to be planted within the public parkway. In addition, two new street trees will be placed along the Irving Place frontage. The onsite landscaping features in addition to the street trees required for the project will complement the architectural theme for this site.

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

welfare.

The proposed location of the mixed use project will not result in conflicts with uses in the existing adjacent residential neighborhood and commercial area. The office uses are located at the ground level fronting on Irving Place with pedestrian access off of the sidewalk and vehicular access as well. The traffic generated by the project is not anticipated to result in a substantial impact to the immediate neighborhood as demonstrated by a traffic study conducted for the project

Primary access to the site will be provided via a two-way driveway on Irving Place which will allow left turns in and out of the site. No pedestrian hazards will result from the design and layout of the proposed project.

The proposed project includes the construction of a subterranean parking garage with a finished grade of approximately 10 feet below the existing ground surface. A cut on the order of 12 feet including footings will be required for constructing the proposed subterranean garage. The proposed subterranean garage will be located on the property lines in all directions and shoring and lagging will be required for temporary excavation during construction. Due to the proximity of 3 historic residences on the property to the south, the design of the shoring will specifically acknowledge and address the close proximity of these residences. A Preliminary Soils Investigation prepared by Hu Associates, Inc dated April 17, 2007 was prepared for the proposed project and includes a number of recommendations for excavation, shoring and construction of the proposed subterranean garage. Project conditions of approval will require the shoring plans for the project to include the recommendations made in said report and that shoring, foundations, and structure of the proposed project be specifically designed to preserve to the extent feasible the historic residences with no damage during either the construction phase or after the project is completed.

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 street, traffic control devices, sewers, storm drains, proposed parkways, proposed sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are provided for adequately as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

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

The proposed project is consistent with the General Plan. Land Use Element Objective 2 “Housing Supply” identifies the creation of housing throughout the City as desirable. Objective 2; Policy 2.H furthermore states that street-facing ground floor development with residential units above or behind the commercial frontage is the encouraged form of mixed use development. The ground floor commercial space is consistent with Objective 5. Economic Diversity, because it will encourage new business opportunities that will potentially serve the both the nearby residential neighborhood as well as the projects residential occupants. Objective 6 will be implemented by taking a currently vacant site and revitalizing it with both commercial and residential users. The mixed use project will provide a balance between small retail tenant spaces and residential units that help to compliment each other and mutually compatible land uses as called for in Objective 16. Land Use Compatibility. This project both protects and enhances residential and business uses by its nature as a mixed use development. In addition, the proposed uses are consistent with the Downtown designation for the site which is intended to support mixed-use housing opportunities within the Downtown area.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit and complies with all applicable provision of this Title and CCMC.

The Commercial Downtown (CD) zoning designation allows the proposed use of tandem parking subject to an Administrative Use Permit as outlined in CCMC Section 17.320.035.C.1.b, and the proposed tandem parking layout complies with all other applicable provisions regarding parking design and layout guidelines. Each stall is nine (9) feet in length and 36 feet in depth and a proper aisle width is provided.

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

The proposed use of tandem parking to facilitate in the development of a commercial project is consistent with the “Downtown” General Plan Land Use Designation. The Downtown designation is intended to support mixed use housing opportunities in the downtown area. Each pair of tandem spaces will be assigned to one residential or office unit, which will facilitate

their full use. Adequate parking is left unassigned to accommodate visitors to the residential and office uses.

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

The proposed use, design, location, size and operating characteristics of the tandem parking spaces will not have an impact on adjacent uses and are therefore found to be compatible with the existing and future residential and commercial land uses in the vicinity of the subject site. Each pair of tandem spaces is assigned to one office or retail unit. Further, each tandem pair is nine (9) feet in width by 36 feet in length, sufficient for two vehicles to maneuver into and out of said spaces.

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 generally flat configuration of the site, the vehicular access to the site from Irving Place, the adequate design of the ramp down into the subterranean parking where the tandem parking is located, and the proposed onsite parking configuration is physically suitable to accommodate tandem parking. The tandem parking is compatible with the adjoining commercial and residential uses because of its assignment to one residential or office unit per tandem pair. The tandem parking will not impact any utilities and there are no physical constraints that would prevent the use of tandem parking.

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.

The establishment of tandem parking on the site through this approval subject to the conditions of approval will not be detrimental to the public interest, health, safety or general welfare or injurious to persons, property or improvements in the surrounding commercial zoning district or vicinity since said tandem parking will not generate any onsite or offsite impacts.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby approves and recommends to the City Council for approval of Tentative Tract Map No. 69709,

TTM P2007117; and hereby approves Site Plan Review, SPR P2007116; and Administrative Use Permit, AUP P2007115, subject to the following conditions:

Special Conditions in Bold

A. ADMINISTRATIVE USE PERMIT AND SITE PLAN REVIEW

GENERAL CONDITIONS

Planning Division:

1. The final working drawings shall conform to the preliminary development plans dated March 19, 2008, and the materials board presented to and reviewed and approved by the Planning Commission at its meeting on April 9, 2008, except as noted below.
2. The resolution approving Site Plan Review SPR P-2007116 and Administrative Use Permit AUP P-2007115 and the Conditions of Approval shall be referenced on the cover sheet, and repeated in full on attached additional sheets of the final working drawings.
3. The applicant or the property owner shall provide the construction contractor(s) and each subcontractor related to the Project a copy of the final project Conditions of Approval. These conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the property owner or the applicant on or near the Project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
4. Conditions of approval herein shall apply to the applicant, the contractor/builder of the project, the property owner, and any successor property owner that may legally assume benefit of this Site Plan Review and Administrative Use Permit.
5. The City reserves the right to periodically inspect the premises without prior notification, to ensure ongoing compliance with all conditions of approval.
6. The approval of this Site Plan Review and Administrative Use Permit shall expire unless (i) actual construction, in accordance with a valid City-issued building permit, is commenced on the site within one year after the effective date of this approval, or (ii) prior to the expiration date, or any previously granted extension to that expiration date, a written request for an extension, accompanied by any and all required fees, has been satisfactorily filed by or on behalf of the applicant or property owner and, thereafter, an extension is granted by the Community Development Director, or their designee or the Planning Commission. During the

period any extension request has been satisfactorily and timely filed and any decision regarding that request has been made by the City, this Site Plan Review approval shall be suspended.

7. A certificate of occupancy for the approved project will be issued only upon completion of all required site improvements and satisfaction of all conditions of approval.
8. The applicant, property owner and contractors shall use all reasonable efforts to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems.
9. All planted areas shall be landscaped and irrigated pursuant to CCMC Title 17 – Chapter 17.310 Landscaping. Prior to issuance of the building permit, a minimum of three (3) sets of detailed landscaping and irrigation plans separate from the final working drawings shall be submitted to the Planning Division for review and approval.

Said plans shall be modified so as to include the following additional features:

- A. The five street trees along the Lafayette frontage shall be provided at a minimum 48 inch box size.**
10. All new (and existing) street trees shall be supplied irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. The property owner shall maintain all street trees.
11. In addition to the screening requirements for onsite parking areas including loading areas, refuse storage / trash compactor facilities, and Fire Department connections, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the Planning Manager. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening and:
 - A. All exteriors of the proposed buildings shall be free of all un-aesthetically treated, exposed elements (i.e., plumbing pipes, electrical conduits, and National Pollution Discharge Elimination System (NPDES) elements) which shall be placed within the exterior walls. Where exposed wall-mounted features or equipment

may be necessary (i.e., ventilators and utility meters), recessed wall mounted cabinets or other similar devices shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be of a color to blend, not contrast, with the adjoining finished building color, subject to the approval of the Planning Manager;

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

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

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

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

14. All hardscape areas along both the exterior of the buildings and/or within the interior 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 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.
16. The Community Development Director or his/her designee may make a determination, under Section 17.320.35 (B) (1) (b) (ii) of the Zoning Code, that attended parking is not required on the property, only if each pair of tandem spaces has been assigned and designated to a single condominium airspace unit, to the satisfaction of the Director. The Director may rescind such determination at any time (in which event attended parking shall thereafter be required). If attended parking is required, the applicant or property owner shall submit an attended parking plan to the Director for review and approval.
- 17. The perimeter walls of the project shall be no more than six feet in height of which the top two feet shall be open iron work. Said walls shall be provided with a stucco finish on both sides unless some other architectural treatment is approved by the Planning Manager.**

18. The parking areas shall be developed pursuant to CCMC Title 17 - Chapter 17.320, Off-Street Parking and Loading. All vehicle surfaces shall be provided with an anti-squeal finish. All parking areas shall be provided with signs announcing the applicable parking restrictions for resident, guest and commercial parking spaces to the satisfaction of the Planning Manager. Residential guest parking spaces shall be available 24 hours and shall be appropriately signed and reserved for residential guest parking.

Fire Department

19. The applicant shall provide Offsite reporting per the 2007 CA Fire Code.

Building Safety Division

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

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

Planning Division:

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

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

Cultural Affairs Division:

21. The City's Public Art Requirement shall be fulfilled prior to issuance of a Certificate of Occupancy. Should the applicant or property owner decide to pay the in public art in- lieu fee, this payment must be made prior to issuance of a Building Permit.

Public Works/ Engineering:

22. Prior to the issuance of any building permits, two sets of Site Improvement and Horizontal Control Plans prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting. Among other things, the Site Improvement Plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all existing utilities and proposed sewer and storm drain lines. Plan check fees shall be submitted with the Site Improvement as calculated from the Engineering Division's Fees and Charges.
23. A final hydrology and hydraulics report for the site drainage shall be prepared by registered civil engineer in the State of California and submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used

for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump.

24. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer reporting on the stability of the onsite soils to support the proposed construction and shall include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.
25. Concurrent with the submittal of the site improvement plan, a Standard Urban Storm Water Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater NPDES Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage. The site improvement plans shall note that the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.
26. Prior to the issuance of any demolition, grading, excavation and/or building permit, the applicant shall submit the Local Storm Water Pollution Prevention Plan (LSWPPP) for review and approval by the City Engineer. Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements.

27. A Plan check fee for the LSWPPP shall be paid at the time of the initial submittal, per the fee schedule established in City Council Resolution No. 2007-R024, Exhibit H-1.
28. The LSWPPP package shall be submitted to the attention of the Storm Water Program Manager.
29. **The applicant shall intercept the upstream public sewer main and adequately convey the flow from interception point to the sewer lateral at the main building of Fire Station No. 1 (along Culver Boulevard). The existing public sewer main and manhole located northerly of the project and that portion of the public sewer main that traverses through the project limits shall be abandoned to the satisfaction of the City Engineer. A new public manhole shall be installed at the downstream connection. Any existing public sewer easements within the project's boundary shall be properly vacated.**
30. **The applicant shall install a properly designed sewer lift station to adequately convey the upstream public sewerage flow to the sewer lateral at the main building of Fire Station No. 1. The station shall be designed with an adequately sized wet well and two alternately operating submersible pumps. The pumps shall have Teflon coated non-clog impellers and be capable of handling three-inch solids. The station shall include a NEMA I rated, wall mounted float switch control panel. The control panel shall include, at a minimum, the following components: Hand-Off-Automatic selector switches, amber "Pump On" indicating lights, induction type relays for motor moisture sensing probes, red "Motor Seal Failure" indicating lights, 4" alarm bell/horn mounted on enclosure "Push to Silence" button and automatic reset circuit, and a "Push to Test" button for seal**

failure relays. The station shall employ a wireless type, battery or solar powered operated emergency notification, as approved by the City. The emergency notification shall automatically notify qualified personnel on a 24-hour basis of high water failure.

- 31. Lafayette Place along the project's frontage shall be widened to align with existing curb to the north. New curb, gutter and sidewalk shall be constructed to the satisfaction of the City Engineer.**
32. Applicant shall install street trees per the City's approved Street Tree Master plan including tree wells and irrigation along Irving Place and Lafayette Place to the satisfaction of the City Engineer.
33. 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.
34. 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.
35. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.
36. Applicant shall remove the existing driveway approaches located along Lafayette Place and reconstruct sidewalk curb, and gutter per APWA Standards.

37. 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.
38. 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, (310) 253-6400. 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.
39. 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. To arrange for waste management activities, contact Sanitation representative at (310) 253-6400.

Fire Department:

40. The applicant shall provide a NFPA 13 Fire Sprinkler system throughout.
41. The applicant shall provide fire alarm system per 2007 CA Fire Code. System shall include smoke detection in EXIT corridors.
42. Fascia and wall tops shall support weight of fire fighters and equipment, and no soft materials shall be used.
43. Parapets five feet or higher shall have cat walks approved by Building and Safety and the Fire Marshal.

44. The project shall provide class three standpipe system with 2 1/2" valves and 1 1/2" reducing caps, the locations of which shall be reviewed and approved by the Fire Marshal.
45. The project shall meet the Fire Department requirements for Duct Smoke Detectors.
46. The applicant shall provide a pre-fire plan to the Fire Department for review and approval prior to request for final inspection or use.
47. The applicant shall submit plans to the Fire Department indicating the location and controls of Photo Electric cell arrays, which shall be approved by the Fire Marshal prior to installation.
48. The project shall provide a Smoke Evacuation System in enclosed parking areas, system shall be activated by fire sprinkler system.
49. All plans shall have "Fire Department Notes:" to include all life safety requirements.

Building Safety Division

50. The overall building permit application shall submit 5 sets architectural, 2 sets structural drawings and calculations, 2 sets geotechnical report, 2 sets energy forms.
51. The mechanical, electrical, and plumbing permit applications shall submit 2 sets each.
52. **The shoring plans for the project shall include the recommendations made in the Preliminary Soils Investigation Report prepared by Hu Associates, Inc dated April 17, 2007 on file with the City to the satisfaction of the Building Official. Shoring, foundations, and**

structure of the proposed project be specifically designed to preserve to the extent feasible the historic residences with no damage during either the construction phase or after the project is completed.

53. The applicant must submit a structural engineering report prepared by a licensed structural engineer and a letter stamped and wet signature stamped attesting that the shoring attendant to the project will not undermine the adjacent property. Said report will be subject to the Building Safety Divisions structural peer review.
54. A separate shoring permit shall be required. Submit 2 sets shoring plans and structural calculations stamped by a licensed engineer. Support of adjacent properties may be required. Notification and upgrades of adjacent properties may be required. If upgrades to adjacent properties are required, the Culver City Building Safety Division and the Culver City Engineering Division will determine what upgrades, if any, shall be the responsibility of which party.
55. The shoring installation shall be continuously observed and monitored by the soil engineer of record for the proposed construction. Monitoring of the movements of the shoring system and of the ground surface behind the shoring in areas where adjacent structures may be affected is required. The monitoring shall consist of survey points and/or the installation of inclinometers to be installed behind the shoring system. Said monitoring shall start before excavation has begun and shall continue until the basement walls have been constructed and braced.

56. **Prior to the start of construction, a video and photographic survey of the exterior as well as the interior of the 3 abutting historic structures shall be made at the applicants expense and submitted to the City. The purpose of this documentation is to catalog a list of existing damage to be compared with any new damage caused by the proposed construction.**
57. **A vibration monitoring system shall be implemented to the satisfaction of the Building Official during all phases of construction to ensure that ground vibrations during construction are not damaging to the adjacent historic structures.**
58. **If excessive movement of the shoring system occurs during excavation and/or construction causing damage to the adjacent historic structures, work shall immediately be stopped and additional measures shall be undertaken to reinforce the shoring system so as to reduce the potential for further movement of the existing structures as approved by the soil engineer of record and the Culver City Building Safety Division.**
59. All portions of the parking structure shall be min. 2 hr. rated, reinforced concrete construction.
60. All shafts shall be min. 2 hr. rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction.
61. All shafts shall be enclosed at all levels to other areas of the building.
62. All commercial areas shall be min. 2 hr. rated to all residential areas; walls and floor/ ceilings.

63. All parking areas shall be min. 2 hr. rated to all other areas of the building. The ceiling of the parking area/ floor of the 1st floor shall be reinforced concrete construction.
64. All treads, risers, handrails, etc. inside any common area stairway shall be 100% non-combustible construction.
65. A continuous path of egress shall be provided from all exit stairways to a street or public way; min 1 hr. rated.
66. Any exit-ways less than 10' wide shall be min 1 hr. rated w/ 3/4 hr. openings.
67. All trash rooms shall be min. 2 hr. rated to all other areas.
68. The transformer room and any service rooms shall each be min 2 hr. rated.
69. Each residential unit shall be min. 1 hr. rated top, bottom, and sides to any other adjacent residential unit.
70. The south wall of the far western unit (on the south prop. line) at the 2nd, 3rd, and 4th floors shall be 3 hr. rated reinforced concrete block construction.
71. All utilities shall be underground or enclosed in the building construction. No overhead utilities shall be permitted.
72. All exit signage and emergency egress lighting shall have individual battery back up and/ or be self powered in addition to any emergency generator power.

73. The building codes the project will be reviewed under shall be the 2007 California Building Codes.
74. The initial construction permit application review time shall be a minimum of 60 calendar days and may be extended at the option of City staff.
75. The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City Engineering Division may require a separate permit for the temporary use of any City right of way.
76. The overall permit application drawings shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of any special inspectors for this project. Culver City Building Safety reserves the right to reject any special Inspector at any time.
77. If a C.C.B.S. Inspector is inspecting a portion of the work for which a special inspection is required; the special inspection report shall be made available to the C.C.B.S. Inspector on his arrival to the jobsite.
78. All jobsite supervisors, contractors, and subcontractors shall give their priority to the C.C.B.S. Inspectors when they are on site.
79. Based on the preliminary plans it appears 4.37kw of solar photovoltaic power will be required to be provided. (43,756 s.f. / 10,000 s.f. per 1 kw of photovoltaic power required).
80. The solar photovoltaic power requirement may be processed as an electrical permit as part of the overall building electrical permit or may be processed as a separate electrical permit.

81. The applicant shall verify all proposed photovoltaic panel locations with Culver City Fire Prevention
82. The required amount of solar photovoltaic power will be based on the final plans submitted for building permit.

DURING CONSTRUCTION:

Planning Division:

83. During all phases of construction, information that includes contact names and telephone numbers of the applicant, property owner, construction contractor(s), and City, shall be posted at the project site so as to be visible to the public. These names and telephone numbers shall be made available to adjacent property owners and residents.
84. During all phases of construction, the applicant and property owner shall use their best efforts to ensure that all construction workers and contractors park onsite or at designated offsite locations approved by the City and not in the surrounding neighborhood.
85. **Hours of Construction shall be limited to 8:00 A.M. to 6:00 P.M. Monday to Friday, and 9:00 A.M. to 6:00 P.M. on Saturday. Construction shall be prohibit on Sundays and National Holidays.**
86. During all phases of construction and once the development becomes operational, all graffiti shall be removed within 48 hours of its application.
87. The following noise standards shall be complied with at all times:
 - A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;
 - B. All construction equipment shall be properly maintained to minimize noise emissions;

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

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

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

Public Works Department – Engineering Division

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

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

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

91. All staging and storage of construction equipment and materials, including the construction dumpster and storage containers shall be on-site only. The applicant shall obtain prior written permission from adjacent property owners for any construction staging occurring on adjacent property.

92. A copy of the Local SWPPP, inspection logs, SUSMP/Site specific plan and training records shall be kept on site and available for inspection at all times during construction.

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

Planning Division:

93. Pursuant to CCMC Title 15, Section 15.10.755, parkland dedication or payment of an in-lieu parkland fee will be required.
94. The applicant shall fulfill the City's Art in Public Places requirement per CCMC Title 15, Section 15.06.100 et seq.
95. The declaration of covenants, conditions and restrictions (CC&Rs), the owners' association bylaws and, if applicable, the condominium plan (Condo Plan) shall be submitted to the City Attorney and approved. Additionally, the applicant shall record with the Los Angeles County Recorder, concurrently with the recordation of the final map, the City approved CC&Rs and, if applicable, the Condo Plan.
96. All onsite and offsite landscaping and irrigation shall be completed to the satisfaction of the City.
97. If prior to the issuance of a building permit for the proposed project, the City adopts an ordinance requiring onsite generation of solar photovoltaic power, then notwithstanding the fact that said ordinance may, by its terms, not be applicable to projects that have already received site plan review, the applicant or property owner shall nevertheless fully comply with all provisions of said ordinance as if it did apply to the project.

Public Works – Engineering Division:

98. **The applicant shall initiate an amendment to the adopted Neighborhood Traffic Management Program (NTMP) for the**

Lynwood Howe Elementary neighborhood. The amendment shall request that Irving Place be reconfigured for two-way traffic from Culver Boulevard to project's drive approach or to Braddock Drive. If the required number of NTMP advisory survey petitions are returned and identify a particular configuration of Irving Place, then the applicant shall be responsible for all expenses to implement the traffic operation changes along Irving Place as approved by the City Council.

99. The applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.
100. All conditions of Approval shall be completed to the satisfactory of the City Engineer.
101. The operators and or owners shall construct all the stormwater pollution control BMPs and structural treatment control BMPs shown the approved SUSMP or site-specific mitigation plan and submit a stormwater observation report which shall include a wet signed and stamped certification statement by the engineer, who prepared the SUSMP site plans, confirming that the SUSMP BMPs have been built as designed. The transfer of ownership, sale or lease of the property shall include provisions by a covenant recorded with the Los Angeles Recorder, requiring new owner and his/her successor to continue to implement measures as defined by the SUSMP site plans and BMPs.

102. As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. Do not schedule any partial or full openings or advertise any openings without City approval.

Fire Department:

103. Provide KNOX Box and Key system as approved by the Fire Marshal.

B. Tentative Tract Map No. 69709, TTM P2007117:

Engineering Division

104. The final map shall be prepared by a Land Surveyor or Civil Engineer licensed in the State of California and submitted to the Los Angeles County Department of Public Works for review and approval.

105. Dedicate, on the final map, a five foot wide easement to the City of Culver City for sewer line purposes. Final location will be determined when Tentative Map is submitted.

106. The project boundary shall be tied to at least (1) City global positioning satellite (GPS) monument.

107. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on April 9, 2008.

108. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the northerly prolongation of the property's easterly and westerly boundary with the centerlines of Irving Place and Lafayette Place. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least three (3) points, with lead and tags, and centerline tie notes filed with the Engineering Division.

109. The final map shall be recorded prior to the issuance of a Certificate of Occupancy.

110. A copy of the final map in digital and mylar format shall be filed with the Engineering Division prior to final acceptance by the City.

111. All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.

112. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval and recordation. After approval of the technical aspect of the map by Los Angeles County, prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.

APPROVED and ADOPTED this 9th day of April 2008.

MARCUS TIGGS,
CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY,
CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary