



City of Culver City

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Staff Report

File #: 16-218, **Version:** 1

Item #: PH-1

Administrative Site Plan Review, P2016-0121-ASPR and Tentative Parcel Map, P2016-0121-TPM, for the construction of a two-story, four-unit condominium development at 4180 Duquesne Avenue in the Medium Density Multiple Family Residential (RMD) zone.

Contact Person/Dept: Peter Sun, Assistant Planner
Thomas Gorham, Planning Manager

Phone Number: 310.253.5710

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒

Action Item: ☐

Attachments: ☐

Public Notification: Mailed to all property owners and occupants within a 500-foot radius, Public Notice, emailed to the City's master distribution list, and posted on the City's website on September 7, 2016

Department Approval: Sol Blumenfeld, Community Development Director (09/15/16)

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Class 3 and Class 15 Categorical Exemptions for this project pursuant to California Environmental Quality Act Section 15303, New Construction or Conversion of Small Structures; and Section 15315, Minor Land Divisions.
2. Approve Administrative Site Plan Review, P2016-0121-ASPR and Tentative Parcel Map, P2016-0121-TPM, subject to the Conditions of Approval as stated in Resolution No. 2016-P013 (Attachment No. 1).

PROCEDURES

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

BACKGROUND

Request

On July 6, 2016, an application was submitted for an Administrative Site Plan Review and Tentative Parcel Map to allow the subdivision of one (1) parcel into four (4) airspace condominium lots, and the construction of four (4) attached residential condominium dwelling units at 4180 Duquesne Avenue in the Residential Medium Density Multiple Family (RMD) Zone.

Existing Conditions

The project site is located at 4180 Duquesne Avenue on the northeast side of Duquesne Avenue between Braddock Drive and Lucerne Avenue. The lot is 50 feet in width and 135 feet in depth, having a gross lot size of 6,750 square feet. A 10-foot street dedication is required for future widening of Duquesne Avenue. As a result, the net developable lot area is 6,250 square feet. The property is zoned Medium Density Multiple Family Residential (RMD) and designated Residential Medium Density Multiple Family by the General Plan. The project site is located in the Gateway Neighborhood and is subject to the Gateway Multi-Family Residential Design Guidelines.

The project site is currently developed with a one-story single-family home and detached two-car garage. All existing structures and site improvements are to be demolished as part of the proposed project.

The neighborhood surrounding the site is zoned RMD on both sides of Duquesne Avenue between Braddock Drive and Lucerne Avenue. The block is developed with a mix of one to ten-unit developments with the most frequent being two-unit developments.

Duquesne Avenue is a 60-foot public right-of-way and identified as secondary artery, as classified by the General Plan Circulation Element. Duquesne Avenue serves as a link between collectors and primary arteries, including Lucerne Avenue, which is a collector, and Culver Boulevard and Jefferson Boulevard, both primary arteries. New development projects along Duquesne Avenue are required to record a 10-foot dedication closest to the public street for the future widening of Duquesne Avenue. The street dedication will be recorded prior to final map approval.

Project Description

The project applicant proposes to construct four (4) condominium dwelling units in a two-story 24'-8" high building. The four units are positioned with two units side-by-side in the front of the lot, and two units side by side in the rear. Each of the units are two-story with common areas on the ground floor and 2-3 bedrooms on the second floor. See below for unit breakdown.

	Unit A	Unit B	Unit C	Unit D
Bedrooms	2	3	3	3
Bathrooms	2.5	2.5	2.5	2.5
1 st Floor Living Area	606	678	883	870
2 nd Floor Living Area	819	951	876	908
Total Living Area	1,425	1,629	1,759	1,778

The condominium building is designed in a modern style with large expansive windows and a building form with both vertical and horizontal articulation achieved through varying building planes. Private roof decks are provided for each unit to provide passive recreation space. Each unit is also provided with a ground level yard area of at least 200 square feet.

Parking is provided in a semi-subterranean parking structure accessed from a 10-foot wide driveway ramp off Duquesne Avenue. The new driveway ramp is located in the same location and width as the existing driveway, minimizing the changes to existing parkway and curb improvements that could reduce street parking. Each of the units are provided two (2) private tandem spaces in an enclosed garage in the semi-subterranean garage. One (1) guest/handicap space is provided per zoning requirements.

ANALYSIS/DISCUSSION

1. ADMINISTRATIVE SITE PLAN REVIEW

Standards of Development

The RMD Zone allows a density of 1 unit per 1,500 square feet of net lot area, up to a maximum of 9 dwelling units; therefore, based on the net lot area of 6,250 square feet, a maximum of four (4) units may be allowed on the site. The RMD Zone requires minimum setbacks of 10 feet or half the building height in the front, 5 feet on the side, and 10 feet in the rear or 5 feet when adjacent to an alley in rear. The maximum allowable height is two (2) stories and thirty (30) feet. However, permitted projections may project above the finished top plate.

The project meets all applicable standards of development of the RMD zone. The project complies with all setback requirements, providing a 22'-6" setback in the front yard measured from the sidewalk, 5-foot setback in the side yards, and 10-foot setback in the rear. The project is measured approximately 24'-8" from grade to the top of parapet/guardrail. This complies with the maximum height of 30 feet in the RMD zone. Two staircase enclosures provide access to private roof decks for each of the units. Staircase enclosures are permitted projections above the maximum height, and the height measured to the top of the staircase enclosures is 33 feet 8 inches.

The project meets the minimum required livable area of 1,100 square feet for a three-bedroom unit. Each of the units is provided approximately 450 to 550 square feet of roof deck and 200 square feet of private yard space to comply with minimum open space requirements of 100 square feet per unit.

Parking

Parking is provided in a semi-subterranean garage accessed from Duquesne Avenue. The project meets the parking requirement for a multi-family project by providing two (2) enclosed parking spaces per unit, for a total of eight (8) enclosed spaces. These private spaces are provided in tandem and enclosed in with a roll-up door. 150 cubic feet of storage is provided at the front of the spaces above the car hood. Each unit has individual access through a staircase into a private garage. One (1) guest parking space is provided in front of the trash room to meet the guest space requirement of 1 space per every 4 units. The guest parking space is also shared to be used as a handicap space.

The driveway ramp providing vehicular access to the subterranean garage is located at the north corner of the site and utilizes the same driveway apron on the street. The ramp is minimized to 10 feet in width to minimize the driveway visibility on the street and to minimize the impact of wider curb cuts which would reduce street parking availability. Common access to the subterranean garage is provided through an elevator lift to the small interior courtyard on the ground floor, and an exterior staircase in the side yard.

Landscape

As required by the CCMC, the applicant must landscape all front, side, and rear yards not devoted to paved driveways, walkways, or patios. Each of the two units in the front has a private front yard and landscaped area within the 10 foot street dedication area. The front yards are fenced with 4-foot high horizontal metal railing. The two rear units will each have a private landscaped rear yards. All landscaped areas will be required to comply with the City's requirements for drought tolerant landscaping

The applicant is also required to make improvements to the parkway, which shall be landscaped with drought tolerant plants and irrigated pursuant to the City's recently adopted parkway landscape standards.

Architectural Design

The project is a contemporary design, utilizing large expansive windows in black anodized frames, and score lines to match. A full height glazing is found on the front of the building and wraps around the southern corner unit. A notched box-like architectural design element is provided on the front corner of the northern corner unit. Many of the windows are casement, creating a modern streamlined and flush plane. The two front units each have a walk-up front door facing Duquesne Avenue consistent with the pedestrian and streetscape elements recommend by the Gateway Design guidelines. The rear two units are access via front door opening into a courtyard between the front and rear units which avoids entrances facing side property lines that are discouraged by the design guidelines.

On the side and rear elevations, the building uses different colors and volumes to provide architectural relief and articulation. The massing is broken into white or dark grey volumes on every elevation.

A private roof-top deck is provided for each of the four units. The roof decks provide passive recreational open space for each of the occupants. The roof decks are set back from the edges of the building by approximately 3 feet on all sides to reduce the appearance of the total height and massing of the building, and to help protect the privacy of abutting property owners. The wrought-iron railing on the roof deck also reduces the visibility of the roof deck and height of the overall building. Staircases to the roof deck are housed in two 8-foot structures of glass and anodized aluminum frame. The staircases are also set back from the edge of the building by at least the height of the structure. One is set back 15 feet from the rear; another is setback by 11 feet from the front. Each of the roof decks is equipped with a barbeque for recreational use. Air conditioning condensers are screened on the roof deck.

Neighborhood Compatibility

The project is located in the Gateway Neighborhood Multi-Family Design Guidelines (Guidelines) area. As such, the design of the project is informed by the Guidelines and is intended to be compatible with the existing neighborhood. The Gateway Neighborhood is a transitional multi-family neighborhood with many properties developed at higher densities consistent with the City's General Plan. Therefore, the block is comprised of varying architectural styles, building forms, and floor area ratios. The applicant has designed the project to be consistent with the General Plan and RMD zoning designation, and in a manner that respects the transitional building forms of the neighborhood.

In an effort to ensure neighborhood compatibility, the project is designed to be consistent with the average and prevailing front yard setback, lot coverage, and building height of surrounding properties (Identified as Block D in the Guidelines). Block D is comprised of all properties on the both sides of Duquesne Avenue bounded by Braddock Drive to the north and Ballona Creek to the south. Page G0.00 of the submitted plans contains a detailed description of the project data and averages found on Block D.

	CCMC Req.	Avg.	Prevailing	Project
Front setback	12' (1/2 of height to top plate)	24'	20'	22'-6"
Height	30' max	24'	23'	24'-8" (to parapet)
Lot Coverage	N/A	46%	41-60%	59%

During the design process, the project height was reduced several times with adjustments to the height of the top plate, the parapet and height of appurtenant roof-top structures. The building front yard setback was also increased to be more consistent with the average setback conditions on the block. Given the transitional nature of Block D, which is composed of single-family and multi-family developments, the block average is a good metric to use for determining consistency with neighborhood conditions. Please see the Design Narrative contained in Attachment No. 7.

Window alignment with adjacent buildings was also analyzed to identify potential impacts to privacy and provide appropriate mitigations. Page A1.10 and A1.20 illustrate the windows found on adjacent buildings, and a breakdown of window distances, and solutions to address compatibility. Most privacy impacts on the first floor are mitigated by the use of a 6-foot high fence or the installation of tall trees.

In summary, the project meets the design objectives outlined in the Guidelines. The project reflects the development patterns and character of the neighborhood relative to prevailing lot size, building orientation, setbacks, height, yards, open space, and lot coverage. The project utilizes a well-developed materials palette, massing, and details that create visual interest and contribute to overall architectural quality. Privacy and access to sunlight for adjacent residences is provided. The existing parkway at the street is preserved, with minimum disruption to existing street trees. Landscaping is integrated within the project in private yards and roof decks. Lighting is functionally placed and shielded to protect spillage into adjacent properties. Parking and parking access is designed to minimize visual impact and maximize open space.

2. TENTATIVE PARCEL MAP

The State Subdivision Map Act and CCMC Chapter 15.10 regulate the subdivision of land, and require the submittal of a tentative tract map for subdivisions meeting certain criteria, including specific airspace subdivisions for condominium purposes. In addition, CCMC Section 17.210.020 - Table 2-4, Residential District Development Standards (RLD, RMD, RHD), requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater. This Zoning Code section further notes condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of the Zoning Code.

The project lot area is 6,750 square feet; net lot area is 6,250 square feet. Through the tentative parcel map review and site plan review process, the lot is determined to be adequate to support the development of four (4) condominium airspace units and meet the requirements of the Zoning Code. At the permitted density of 1 unit per 1,500 square feet in the RMD zone, a 6,250-square-foot net lot is permitted 4.2 or a maximum of four (4) units.

Tentative Parcel Map No. 74065 has been reviewed and deemed complete by the City's Engineering Division. It includes the proper legal map descriptions, adequate preliminary site drainage and grading, and details to be accepted for tentative approval.

PUBLIC OUTREACH

As part of the project review process, one community meeting was held. The applicant invited interested persons to review the proposed project, provide comments and feedback, as well as to share any concerns regarding the proposed project.

Community Meeting

A community meeting was held May 26, 2016 at the Veterans Memorial Building at 4117 Overland Avenue. Invitations were sent by the applicant on May 10, 2016 to all property owners and occupants within a 500-foot radius of the project site. Four community members signed in to the meeting.

Many of the community members who participated in the meeting lived in the immediate vicinity of the property. A summary of the community meeting (Attachment No. 6) was provided by the applicant as a record of the discussion. The community participants asked about unit sizes, affordability, and construction and permit scheduling. The project team addressed questions; they also contacted homeowners individually to provide additional project details. The attendees were generally supportive of the project.

Comments Received During Public Comment Period

No comments were received during public comment period.

CONCLUSION/SUMMARY

Through the preliminary project review process, the applicant has worked with staff to design a project that conforms to the Zoning Code and is compatible with the neighborhood and immediate surrounding properties. The applicant has continuously worked with staff and made five or more revisions which included significant changes to step backs the front elevation, reduced the overall building height, and massing. The applicant also reduced the size of the roof decks and stepped them in from the edge of the roof in response to community input. .

Based on the preliminary development plans and recommended conditions of approval, staff finds the project to be compatible with the surrounding neighborhood, providing a layout, architectural design, and landscape consistent with applicable development standards and Guidelines, with adequate public facilities, and consistent with the Culver City General Plan and the requirements of the Zoning Ordinance. Additionally, the Tentative Parcel Map meets all requirements of the CCMC and the State Subdivision Map Act. Staff believes the findings for Administrative Site Plan Review, P2016-0121-ASPR, and Tentative Tract Map No. 74065, P2016-0121-TPM, can be made as outlined in Resolution No. 2016-P013 (Attachment No. 1).

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the project by staff established that there are no potentially significant adverse impacts on the environment and the proposed project has been determined to be Class 3 and Class 15 Categorical Exemptions as "Construction or Conversion of Small Structures" (Section 15303) and "Minor Land Division" (Section 15315) project. Specifically, as outlined herein, the project consists of the construction of one multi-story structure containing four (4) attached residential dwelling units and the subdivision of the site into four (4) airspace condominiums, thereby establishing one (1) condominium residential unit on each airspace lot. The proposed project involves

the construction of a limited number of small structures, such as a duplex or similar residential structure, totaling no more than six (6) dwelling units within an urbanized area. The project is deemed to be consistent with the applicable General Plan and RMD zoning designation and regulations without any variances or exceptions, does not involve a parcel from a larger subdivision within the previous two (2) years, and will not result in a parcel with an average slope greater than 20 percent. In addition, the project will be adequately served by all required utilities and public services; and will have all serves and access to local standards. Therefore, the project is categorically exempt pursuant to the above noted CEQA sections.

ATTACHMENTS

1. Draft Resolution No. 2016-P013 and Exhibit A: Conditions of Approval
2. Vicinity Map
3. Project Summary
4. Preliminary Development Plans dated July 6, 2016
5. Tentative Tract Map No. 74402
6. Community Meeting Summary
7. Design Narrative

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RESOLUTION No. 2016-P013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2016-0121-ASPR, AND TENTATIVE PARCEL MAP NO. 74065, P2016-0121-TPM TO ALLOW THE CONSTRUCTION OF FOUR ATTACHED CONDOMINIUM UNITS AT 4180 DUQUESNE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Administrative Site Plan Review, P2016-0121-ASPR;
Tentative Parcel Map No. 74065, P2016-0121-TPM)

WHEREAS, on July 6, 2016, Mia Lamar, LLC ("Owner") and Cesar Aguirre ("Applicant"), filed an application for an Administrative Site Plan Review and Tentative Parcel Map to construct and create four attached condominium dwelling units on four new lots within one existing residential lot (the "Project"). The Project site is legally described as Lot 43, Block 20 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Administrative Site Plan Review, P2016-0121-ASPR, for the construction of a proposed two-story, four-unit, multi-family residential Project, to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and
2. Tentative Parcel Map, P2016-0121-TPM, for the creation of a four condominium airspace unit subdivision, to ensure the subdivision complies with all required standards, City ordinances and state law; and

1 WHEREAS, pursuant to CEQA Section 15303, Class 3 – New Construction or
2 Conversion of Small Structures, and Section 15315, Class 15 – Minor Land Divisions, the
3 Project is Categorically Exempt; and

4 WHEREAS, on September 28, 2016, after conducting a duly noticed public hearing on
5 the subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission (i) by a vote
7 of 3 to 0, adopted a Categorical Exemption, in accordance with the California Environmental
8 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
9 impacts; (ii) by a vote of to , conditionally approved Administrative Site Plan Review, P2016-
10 0120-ASPR; and Tentative Parcel Map, P2016-0120-TPM;

11
12
13 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
14 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

17
18 **Administrative Site Plan Review**

19 As outlined in CCMC Section 17.540.020, the following required findings for an Administrative
20 Site Plan Review are hereby made:

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

27 The general layout of the Project is consistent with standards of development and intent of
28 the Residential Medium Density Multiple Family (RMD) zoning district. The Project is
29 proposing four units consistent with the density allowed in the RMD zone. The Project
complies with all setback requirements, providing a 22'-6" setback in the front yard, a 5-foot
setback in the side yard, and a 10-foot setback in the rear yard. The project is measured
approximately 24'-8" from grade to the top of parapet/guardrail. This complies with the

1 maximum height of 30 feet in the RMD zone. Two staircase enclosures provide access to
2 private roof decks for each of the units. Staircase enclosures are permitted projections
3 above the maximum height, and the height measured to the top of the staircase enclosures
4 is 33'-8"

5 The Project meets the minimum required livable area of 1,100 square feet for a three-
6 bedroom unit. Each of the units is provided approximately 350 to 450 square feet of roof
7 deck and 200 square feet of private yard space to comply with minimum open space
8 requirements of 100 square feet per unit.

9 The Project meets the parking requirement for a multi-family project by providing two
10 enclosed parking spaces per unit, for a total of eight (8) private parking spaces, and one (1)
11 additional guest space.

12 The Project will have adequate vehicular and pedestrian access and the configuration of
13 the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are
14 designed in accordance with all applicable CCMC standards. The driveway ramp providing
15 vehicular access to the subterranean garage is located at the north corner of the site and
16 utilizes the existing driveway apron on the street. The ramp is minimized to 10 feet in width
17 to minimize the driveway impact to the street and to minimize the impact of wider curb cuts
18 which would reduce street parking availability. The conditions of approval will further ensure
19 all CCMC requirements are met.

20 The project is located in the Gateway Neighborhood Multi-Family Residential Design
21 Guidelines area. As such, the project must meet the guidelines and be designed to be
22 compatible with the existing neighborhood. The project reflects the development patterns
23 and character of the neighborhood and the block, relative to prevailing lot size, building
24 orientation, setbacks, height, yards, open space, and lot coverage. The project utilizes
25 well-developed materials, massing, and detail that creates visual interest and contributes
26 to overall architectural quality. Privacy and access to sunlight for adjacent residences
27 remains protected. The existing parkway at the street is preserved, with minimum
28 disruption to the street frontage. Landscaping is integrated within the project in private
29 yards and roof decks to complement the building. Lighting is functionally placed and
shielded to protect spillage into adjacent properties. Parking and parking access is
designed to minimize visual impact and maximize open space.

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

1 The project is a contemporary design, utilizing large expansive windows in black anodized
2 frames, and score lines to match. A full height glazing is found on the front and wraps
3 around the corner of the unit, letting in a lot of light into the living room and bedroom. A
4 notched box-like element is found in the front corner much like a modern element. Many
5 of the windows are casement, creating a modern streamlined and flush plane. On the side
6 and rear elevations, the building uses different colors and volumes to provide architectural
7 relief and articulation. The massing is broken into white or dark grey volumes on every
8 elevation. Overall the project is consistent with the Zoning Code and the applicable
9 Gateway Neighborhood Multi-Family Residential Design Guidelines.

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

16 As required by the CCMC, the applicant must landscape all front, side, and rear yards not
17 devoted to paved driveways, walkways, or patios. Each of the two units in the front has a
18 private front yard and landscaped area within the 10 foot street dedication area. The front
19 yards are fenced with 4-foot high horizontal metal railing. The two rear units will each have
20 a private landscaped rear yards. All landscaped areas will be required to comply with the
21 City's requirements for drought tolerant landscaping.

22 Improvements to the parkway, including landscaping with drought tolerant plants and
23 irrigation pursuant to the City's parkway landscape standards.

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

28 In efforts to make sure that the project is compatible with the neighborhood, the project is
29 designed with respect to the average and prevailing front yard setback, lot coverage, and
height of data that is collected from block D of the Design Guidelines. Furthermore, the
project has addressed window alignment with adjacent buildings ensure privacy and
mitigate any potential impacts. Throughout the different revisions that have been made to
the project, the project team has made several advances toward making the project more
compatible with the averages of the block. The height of the overall structure was reduced
several times by making small adjustments to the height of the top plate, the parapet, and
height of the roof-top structure. The building front yard setback was also increased to
minimize the scale of the building visible from the street. Given the transitional nature of

1 block D, which is composed of single-family and multi-family developments, it is found that
2 the project in is consistent with the averages of the block and compatible with the
neighborhood.

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

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

10 The site is located in an existing urbanized neighborhood, and is currently developed with
11 a single family dwelling and attached garage. Therefore, public facilities to the site currently
12 exist. It is not anticipated that the proposed Project and resulting additional three (3) units
13 will require new public facilities. If any upgrades to the existing facilities are required, they
14 will be provided. Improvements to the abutting right-of-way, such as new curb and gutter
15 and street repaving, will be implemented per the conditions of approval. Furthermore, the
16 existing and proposed public service facilities necessary to accommodate the Project such
17 as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm
18 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public
19 utilities adequately are provided for as confirmed by the City Departments that reviewed the
20 Project during the interdepartmental review process.

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

23 The proposed construction of four (4) new attached residential dwellings will result in three
24 (3) net new units at a density consistent with the General Plan's Medium Density Multiple
25 Family Land Use designation. The Project is also consistent with the goals of the General
26 Plan, specifically, Objective 2, which calls for the retention and creation of housing
27 throughout the City and the encouragement of multiple-family housing opportunities within
28 neighborhoods designated for this development type. Based on review of the Project plans,
29 the proposed residential development is not anticipated to result in any significant impacts
on surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore,
the addition of three (3) net units will count toward meeting the Regional Housing Needs
Assessment (RHNA) allocation for Culver City and will be consistent with the goals and
objectives of the Housing Element specifically, Objective 2, which calls for opportunities for
developing a variety of housing types while protecting the character and stability of existing
Culver City neighborhoods. There is no applicable Specific Plan for this area.

Tentative Parcel Map

1 As outlined in CCMC Section 15.10.630, the following required findings for a Tentative Parcel
2 Map are hereby made:

- 3 **A. The proposed division will not be materially detrimental to the public welfare nor**
4 **injurious to the property or improvements in the immediate vicinity.**

5 Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD,
6 RMD, RHD), the RMD Zone permits up to four units to be developed on the subject property,
7 based on the allowance of one unit per 1,500 square feet of net lot area. Accordingly, the
8 subdivision component of the Project will not result in a density over the number of units
9 allowed on the site, or cause any physical changes to surrounding lots of similar zoning and
10 density potential and, therefore, is not expected to have any detrimental impacts to the
11 public welfare or to property or improvements in the vicinity. The dwelling units will comply
12 with all applicable provisions of the Zoning Code and is permitted in the RMD Zone.

- 13 **B. The proposed division will not be contrary to any official plan adopted by the Council**
14 **of the City of Culver City or to any policies or standards adopted by the Commission**
15 **or the Council and on file in the office of the City Clerk at or prior to the time of filing**
16 **of the application hereunder.**

17 The proposed subdivision is in compliance with the policies and standards of the City
18 including the City's General Plan. The Public Works Department has also reviewed the
19 tentative parcel map and determined it will not be contrary to any adopted public
20 improvement plans. There is no overlay or Specific Plan designated for this area, and the
21 proposed subdivision will not conflict with other adopted plans.

- 22 **C. Each proposed lot conforms in area and dimension to the provisions of the Zoning**
23 **Code requirements, as set forth in Title 17 of this Code.**

24 The General Plan Land Use Element designates the site as Medium Density Multiple
25 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
26 allow multiple family dwellings, and encourage future developments of quality medium
27 density housing on individual development parcels of up to 13,000 square feet. Per CCMC
28 Section 17.210.020, the RMD Zone requires a minimum lot area of 5,000 square feet or the
29 average area of residential lots within a 500-foot radius of proposed subdivision, whichever
is greater. This section further notes condominium, townhome, or planned development
projects may be subdivided with smaller parcel sizes for ownership purposes, with the
minimum lot area determined through the subdivision review process, provided that the
overall development site complies with the minimum lot size requirements of the Zoning
Code. The subject site is consistent with the typical parcel size in the surrounding area and
will not be modified as a result of the proposed map. Therefore, the proposed map is
consistent with the applicable general plan, and there is no applicable specific plan.

- D. Each lot in the proposed division will front on a dedicated street or have a vehicular**
access to a dedicated street approved by the City.

1 The proposed development has vehicular access to the subterranean garage by means of
2 an existing driveway apron directly on Duquesne Avenue. The Project site provides
3 adequate onsite circulation and parking, in compliance with the Zoning Code. Duquesne
4 Avenue is a 60-foot public right-of-way and identified as secondary artery, as classified by
5 the Circulation Element. Duquesne Avenue serves as a link between collectors and
6 primary arteries, including Lucerne Avenue, which is a collector, and Culver Boulevard and
7 Jefferson Boulevard, both primary arteries. New development projects along Duquesne
8 Avenue are required to record a 10-foot dedication closest to the public street for the future
9 widening of Duquesne Avenue. The street dedication will be recorded prior to final map
10 approval.

11 **E. Each lot in the proposed division is so designed and arranged that drainage to an
12 approved drainage facility is provided for each lot.**

13 Following review of the tentative parcel map by the Public Works Department, it has been
14 conditioned that the applicant submit an On-site Improvement/Drainage Plan, which shall
15 include detailed on-site drainage and grading of the site indicated by topographical lines
16 and spot elevations, and Local Storm Water Pollution Prevention Plan. Said plan will be
17 required to meet the requirements of this finding. The conditions of approval will ensure the
18 proposed Project will be in conformance with this required finding prior to any final approval
19 of the proposed division.

20 **F. The proposed division will not interfere with the widening, extension, or opening of
21 any street or Master Plan highway.**

22 Located within an existing urbanized residential neighborhood, the proposed division is
23 provided access by means of the existing public right-of-way, Duquesne Avenue. New
24 development projects along Duquesne Avenue are required to record a 10-foot dedication
25 closest to the public street for the future widening of Duquesne Avenue. The proposed
26 division will not interfere with the street widening. The street dedication will be recorded
27 prior to final map approval.


28 **G. Lot lines are so designed that easements will be located in such positions as to be
29 suitable for the proposed use.**

30 The existing parcel is currently developed with a single family dwelling and has easements
31 located to provide various utilities to the site. The proposed subdivision will not encroach
32 into or interfere with these existing easements. As required by the conditions of approval,
33 a sewer easement will be recorded prior to final parcel map.

34 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
35 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
36

1 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
2 result in significant adverse environmental impacts; and (2) approves Administrative Site Plan
3 Review, P2016-0121-ASPR and Tentative Parcel Map No. 74065, P2016-0121-TPM subject
4 to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by
5 this reference.
6

7 APPROVED and ADOPTED this 28th day of September, 2016.
8
9

10
11 
12 DAVID VONCANNON, CHAIRPERSON
13 PLANNING COMMISSION
14 CITY OF CULVER CITY, CALIFORNIA

15 Attested by:

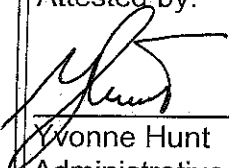
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17 Yvonne Hunt
18 Administrative Secretary
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EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the 4-unit condominium subdivision (the "Project"), for the property located at 4180 Duquesne Ave (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire three (3) years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
10.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
11.	<p>Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.</p> <p>The Duquesne Avenue parkway shall be landscaped and irrigated to the satisfaction of the City's landscape architect and arborist. Landscaping shall include draught tolerant plants and one street tree. The street tree shall be a Lagerstroemia Indica (Crepe Myrtle) having a minimum 24-inch box size. The irrigation shall be connected to the private on site irrigation system. The property owner shall be responsible for the future maintenance of the parkway landscaping. The street tree shall have a one year warranty beginning at the date that the City accepts all public works improvements.</p>	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
12.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
13.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
14.	All sidewalk adjacent to the project's frontage with Duquesne Avenue shall be removed and reconstructed with a five foot wide sidewalk adjacent to the property line and three foot wide parkway	Public Works	Special	
15.	The existing common drive approach shall be removed and shall be reconstructed to provide sidewalk with ADA accessibility across the top of approach. The new drive approach shall be constructed with a 0' lip at the gutter. A thin distinctive decorative strip shall be placed in the drive approach to differentiate the access to each property.	Public Works	Special	
16.	The existing curb and gutter along the project's frontage with Duquesne Avenue shall be removed and reconstructed	Public Works	Special	
17.	All utility poles, streetlight poles, and street trees shall not be closer than 5-feet to the "top of X" of any proposed driveway approach.	Public Works	Special	
18.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide	Public Works/ Fire/ Planning	Standard	

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GENERAL				
	concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
19.	Two (2) sets of On-Site Improvement/Drainage Plan 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 On-Site Improvement/Grading Plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all proposed and existing utilities.	Public Works	Special	
20.	Concurrent with the submittal of the On-Site Improvement/Drainage Plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants for the construction site into the public R/W or storm drain system. The On-Site Improvement/Drainage Plan shall note the contractor shall comply with the "California Storm Water Best Management Practice Handbooks". Prior to the start of design of these plans it is recommended the applicant's civil engineer meet with the City's Stormwater Program Manager to obtain information on the	Public Works	Special	

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GENERAL				
	City specific LSWPPP requirements. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP.			
21.	Two sets of Off-Site Improvement Plans, prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements along the Public Right of Way. The Off-Site Improvement Plan shall include all proposed improvements off site, detailed off-site drainage systems, all existing utilities and their point of connections, and proposed sewer and storm drain lines (if any).	Public Works	Special	
22.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	
23.	All concrete used in the public right-of way shall have a minimum strength of 3250 psi.	Public Works	Special	
24.	All power and other utilities that are needed to serve this project shall be underground. New above ground poles shall not be allowed.	Public Works	Special	
25.	Due to the anticipated utility cuts in Duquesne Avenue, the applicant shall slurry seal the full width of Duquesne Avenue along the project's frontage. This work shall be scheduled to be completed near the end of all construction.	Public Works	Special	
26.	Due to the close proximity of existing residential development to the project site, the hours of allowable construction activities, including grading and materials delivery or removal, may be limited. A schedule of construction activities shall be delineated in the required Construction Traffic Management Plan, wherein the Planning	Public Works	Special	

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GENERAL				
	Manager and City Engineer shall approve the hours of construction and other activities that may be of a disruptive nature. The Construction Traffic Management Plan shall be approved prior to the issuance of any permits.			
27.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owner for any construction staging occurring on adjacent property.	Public Works	Special	
28.	<p>A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City's Public Works Department for review and approval by the City Engineer and Planning Manager prior to the issuance of any project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed by the City's Fire and Police Departments. The Construction Traffic Management Plan shall contain but not be limited to the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/>The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. <input type="checkbox"/>An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Project Site, and maps showing access to and within the Project Site and to adjacent properties. 	Public Works	Special	

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GENERAL				
	<input type="checkbox"/> Project schedule. <input type="checkbox"/> A description of how each phase of construction will be accomplished. Such as, how many and what type of construction vehicles will be used in the demolition of the site? Where will they stage. How will concrete pours be accomplished? The description of the project phasing should include the major project impacts, i.e., demolition, excavation, concrete pours, material delivery and storage, etc. <input type="checkbox"/> The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. <input type="checkbox"/> The location and travel routes of off-site staging and parking locations.			
29.	Due to the increased number of units and bedrooms, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works	Special	
30.	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
31.	During construction, dust shall be controlled by regular watering and as directed by the Public Works Department City inspector.	Public Works	Special	
32.	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.	Building	Special	
33.	The applicant shall determine the accurate location of the existing sewer main at the rear of the project site and determine the impacts, if any, that the proposed building and/or perimeter	Public Works	Special	

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GENERAL				
	wall may have on the structural integrity of the pipe. The applicant's geotechnical engineer shall submit calculations and recommendations for the adequate protection of the sewer main to the satisfaction of the City Engineer.			
34.	A copy of the Local SWPPP, inspection logs, and training records shall be kept on site and available for inspection at all times during construction.	Public Works	Special	
35.	This tentative map shall expire three years after City Council approval of said map or after any additional time provided by the State legislature.	Public Works	Special	
36.	The final map shall be prepared by a civil engineer or surveyor licensed in the State of California.	Public Works	Special	
37.	The final map shall be submitted to the Los Angeles County Department of Public Works for review and to certify that the map is technically correct. 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 along with the required Culver City fees.	Public Works	Special	
38.	The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
39.	The applicant shall dedicate to the City of Culver City a six foot wide easement for sewer line purposes along the rear of the property. The easement may be of a lesser width, if approved by the City Engineer.	Public Works	Special	
40.	The applicant shall dedicate on the final map a ten foot wide private and future street to the City of Culver City along the project's frontage with Duquesne Avenue. This 10 foot strip shall remain as private property until such time as Duquesne Avenue is widened and the City accepts the easement. There shall be no building within this strip and it shall be maintained as a landscape area by the property owner.	Public Works	Special	

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GENERAL				
41.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set at the intersection of the prolongation of the project's northerly property line with the centerline of La Salle Avenue. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes shall be filed with the Engineering Division.	Public Works	Special	
42.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	
43.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service.	Public Works	Standard	
44.	Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	Special	
45.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
46.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
47.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
48.	The Project shall comply with the all applicable requirements relating to solar photovoltaic	Building	Standard	

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GENERAL				
	requirements as set forth in CCMC Section 15.02.100, et. seq.			
49.	A row of tall shrubs, trees, or combination thereof; or an extension of the wall shall be approved by the Planning Manager and planted/installed at the rear property line to provide a visual screen to the adjacent property.	Planning	Special	
50.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	

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

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PRIOR TO BUILDING PERMIT ISSUANCE				
55.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
56.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
57.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	
58.	All treads, risers, handrails, etc. for any common area stairway shall be 100% non-combustible construction. The entry courtyard shall be 1 hr. rated. The parking area shall be 1 hr. rated to all other spaces. Each garage shall be 1 hr. rated to each unit living area. Each residential unit shall be 1 hr. rated to each other unit. Trash	Building	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	rooms or service rooms shall be 1 hr. rated to all other areas.			
59.	Provide a Culver City CalGreen checklist on the construction permit drawings.	Building	Special	
60.	During construction, any violations of the project conditions of approval may result in administrative assessments and/or general stop work orders.	Building	Special	
61.	All trucks driving to the job-site shall obtain Culver City haul route permits, if applicable.	Building	Special	
62.	A project kick-off meeting must be held prior to the start of any construction, the field superintendent shall attend.	Building	Special	
63.	Any sidewalk closing shall gain approval of the Culver City Engineering Division. No projects over the right of way will be permitted without Culver City Engineering Division approval.	Public Works	Special	
64.	<p>A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p>	Planning/ Public Works	Standard	

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	<p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>			
65.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
66.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement	Building/ Planning	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.			
67.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. An affidavit of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	

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

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DURING CONSTRUCTION				
74.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
75.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
76.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
77.	<p>Compliance with the following noise standards shall be required with at all times:</p> <p>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;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property</p>	Building/ Planning	Standard	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>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.</p>			
78.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
79.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
80.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks	Building	Standard	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	as determined by the Building Official and discontinued during second-stage smog alerts.			
81.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
82.	The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City Engineering Division will require a separate permit for the temporary use of any City right-of-way. Permission to use any portion of the City right-of-way may be revoked and/or required to be modified at any time at the direction of City staff	Public Works	Special	
83.	Provide fire sprinklers per CA Fire and Building Code for new structures, meet minimum requirements of NFPA 13compliant fire sprinkler system throughout the parking area and in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Fire	Special	
84.	Provide a 2013 CA Fire Code required and NFPA 72 compliant fire alarm system to monitor fire sprinklers and fire department dispatch with audibles (min-horns) in each dwelling unit.	Fire	Special	
85.	Provide an address viewable from the public way.	Fire	Special	
86.	Provide a KNOX box with keys for all common	Fire	Special	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	doors and gates.			
87.	Provide a KNOX key switch for electric gates and electric door strikes.	Fire	Special	
88.	Provide smooth surface from street to units and parking area for use of Gurneys.	Fire	Special	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
89.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on July 28, 2016 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
90.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
91.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>B. One set of as-built plans as described above in a digital format compatible with the</p>	All	Standard	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	City's computer system.			

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
92.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on September 28, 2016 , excepted as modified by these Conditions of Approval.	Planning	Standard	
93.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
94.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
95.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

EXHIBIT A
RESOLUTION NO. 2016-P013
P2016-0121-ASPR, P2016-0121-TPM
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
96.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
4180 Duquesne Avenue: The project consists of an Administrative Site Plan Review (P2016-0121-ASPR) and a Tentative Parcel Map (P2016-0121-TPM) for the construction of four attached condominium units and condominium lots.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
4180 Duquesne Avenue		Mia Lamar LLC 301 N. Canon Drive. Ste E
PERMIT/APPLICATION TYPE:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Variance <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI		<input checked="" type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other: Administrative Modification
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing		<input type="checkbox"/> Public Meeting
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption (CEQA Section 15303, Class 3, and Section 15315, Class 15) <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation	
<input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness		
PUBLIC NOTIFICATION:		
Mailing Date: 9/7/16	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date:	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication Date: N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 9/7/16	<input type="checkbox"/> City Council <input type="checkbox"/> Commissions <input checked="" type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website <input type="checkbox"/> Cable Crawler	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input checked="" type="checkbox"/> Other: Planning Commission and Public Notification email subscribers

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Medium Density Multiple Family	Zoning Residential Medium Density Multiple Family (RMD)
Redevelopment Plan N/A	Overlay Zone/District N/A
Legal Description Lot 22 Block 11 of Tract 1775	Existing Land Use One single family dwelling w/ detached garage

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	R2	Single Family, Two Family
South	RMD	Single Family, Multi Family
East:	RMD	Single Family, Multi Family
West	RMD	Single Family, Multi Family

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	6,750 s.f.	NA	NA
Building Coverage:	NA	4,006 s.f.	NA
Dwelling Size:	1,025 s.f.	6,591 s.f. (total)	4,400 (minimum)
Landscaped Area:	NA	542s.f.	NA

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	2	8	8
Handicapped	0	1	1
Total:	2	9	9

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story	2 story/24 ft. 8 in.	2 story/30 ft. (maximum)

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	23 ft.	12 ft. 6 in.	12 ft.
Rear	NA	10 ft.	10 ft.
Side (north)	10 ft.	5 ft.	5 ft.
Side (south)	7 ft.	5 ft.	5 ft.

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> In Lieu Parkland Fee: TBD	<input type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on February 18, 2016 and July 28, 2016. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
NA		



4180 DUQUESNE AVE. (MULTIPLE-FAMILY					
EXISTING SITE DATA					
PARCEL ADDRESS					
4180 DUQUESNE AVENUE, CULVER CITY, CA, 90232					
APN: 4207-021-016					
PROPERTY LEGAL DESCRIPTION:					
LOT 43 IN BLOCK 20 OF TRACT NO 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY.					
EXISTING LOT SIZE: (50' X 135')	6,750 SF				
NET LOT SIZE: (50' X 125') (POST DEDICATION)	6,250 SF				
ACREAGE:	0.14 ACRES				
EXISTING BUILDING AREA	1,038 SF				
EXISTING USE	SINGLE FAMILY RESIDENTIAL				
EXISTING UNITS	1 UNIT				
ZONING DATA					
ZONING:	RMD BLOCK D (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)				
OVERLAY:	GATEWAY NEIGHBORHOOD DESIGN GUIDELINES				
NET LOT AREA:	6,250 SF				
ALLOWABLE DENSITY (CCMC):	4.16 UNITS (1UNIT PER 1,500 SF OF NET LOT AREA, UP TO A MAX. OF 9 UNITS)				
(GUIDELINES) DENSITY (AVG. / PREVAILING)	3.2 / 2 UNITS				
PROPOSED DENSITY:	4 UNITS				
HEIGHT LIMIT (CCMC):	30 FT				
(GUIDELINES) HEIGHT (AVG.):	24 FT				
PROPOSED HEIGHT: Grade at front of building (90.31') to parapet	24 FT 8 IN				
PROPOSED HEIGHT: Grade at front of building (90.31' to stair roof	33 FT 8 IN				
ALLOWED BUILDING STORIES (CCMC):	2 STORIES				
(GUIDELINES) STORIES (PREVAILING):	2 STORIES				
PROPOSED BUILDING STORIES:	2 STORIES				
ZONE SETBACKS:	MIN. (CCMC)	AVG. (GUIDELINES)	PREVAILING (GUIDELINES)	PROVIDED	
FRONT YARD:	10'-0" OR 1/2 OF HEIGHT	24'-0"	20'-0"	22'-6"	
FRONT YARD (POST DEDICATION)	"	NA	NA	12'-6"	
EAST SIDE YARD:	5'-0"	NA	NA	5'-0"	
WEST SIDE YARD:	5'-0"	NA	NA	5'-0"	
REAR YARD:	10'-0"	NA	NA	10'-0"	
(GUIDELINES) LOT COVERAGE (AVG. / PREV):	46% / 41-60%				
PROPOSED LOT COVERAGE (PRE DEDICATION):	59%				
ALLOWABLE FLOOR AREA (CCMC):	UNLIMITED				
MAXIMUM ALLOWABLE FLOOR AREA HAS NO LIMITATION. MINIMUM ALLOWABLE FLOOR AREA FOR HABITABLE SPACES: STUDIO UNIT-500SF, 1 BEDROOM UNIT-700SF, 2 BEDROOM UNIT- 900 SF, 3 BEDROOM UNIT-1,100SF. MORE THAN 3 BEDROOMS: 1,100 SF PLUS 150 SF FOR EACH BEDROOM OVER 3.					
OFF-STREET PARKING REQUIRED: (2 SPACES PER 3 BEDROOM UNIT)	8 SPACES				
GUEST PARKING REQUIRED: (1 SPACES FOR EVERY 4 UNITS)	1 SPACES				
TOTAL PARKING PROVIDED:	9 SPACES				
TOTAL HARDSCAPE/IMPERVIOUS AREA:	1,200 SF				
TOTAL LANDSCAPE/PERVIOUS AREA:	542 SF				
CUBIC YARDS OF CUT:	1,381 CY				
BUILDING DATA					
FOOTPRINT AT GARAGE LEVEL:	4,567 SF				
FOOTPRINT AT 1ST FLOOR LEVEL:	3,757 SF				
FOOTPRINT AT 2ND FLOORLEVEL:	4,006 SF				
PERCENT TOTAL LOT COVERAGE:	59%				
PROJECT DWELLING UNIT DATA	UNIT A	UNIT B	UNIT C	UNIT D	TOTALS
NUMBER OF BEDROOMS	2	3	3	3	11
NUMBER OF BATHROOMS	2.5	2.5	2.5	2.5	10.0
LIVABLE AREA					
BASEMENT FLOOR LIVABLE AREA	0	0	0	0	0
FIRST FLOOR LIVABLE AREA	606	678	883	870	3,037
SECOND FLOOR LIVABLE AREA	819	951	876	908	3,554
TOTAL LIVABLE AREA	1,425	1,629	1,759	1,778	6,591
STORAGE					
STORAGE AREA REQUIRED (cubic feet)	100	100	100	100	400
STORAGE AREA PROVIDED (cubic feet)	150	150	150	100	550
OPEN SPACE					
PRIVATE OPEN SPACE REQUIRED	100	100	100	100	400
PRIVATE YARD	236	285	246	269	1,036
PRIVATE ROOF DECK	445	545	490	515	1,995
TOTAL PRIVATE OPEN SPACE PROVIDED	681	830	736	784	3,031
PARKING					
ENCLOSED PARKING REQUIRED	2	2	2	2	8
ENCLOSED PARKING PROVIDED	2	2	2	2	8
GUEST PARKING REQUIRED	0.25	0.25	0.25	0.25	1.00
GUEST PARKING PROVIDED	0.25	0.25	0.25	0.25	1.00

DESIGN TEAM	
OWNER:	MIA LAMAR LLC 301 N. CANON DR. SUITE E BEVERLY HILLS, CA 90210 T : 310.738.1800 MAS AFSHAR
ARCHITECT:	AERO COLLECTIVE 209 S. MARKET STREET INGLEWOOD, CA, 90301 T : 323.553.2376 ANDREW CRANE
SURVEYOR / CIVIL:	HARVEY GOODMAN 834 17TH ST, SUITE 5 SANTA MONICA, CA 90403 T : 310.829.1037 DEBORAH PRINCE
GEOTECHNICAL ENGINEER:	HAMILTON & ASSOCIATES, INC. 1641 BORDER AVENUE TORRANCE, CA 90501 T. 310. 618.2190 TONY ZAVALA
LANDSCAPE ARCHITECT:	RODRIGUEZ & SATTERTHWAITE 1424 OLD TOPANGA CANYON TOPANGA, CA 90290 T:310.455.1919 CATHERINE MC LAUGHLIN

SHEET INDEX	
SHT #	TITLE
G0.00	COVER SHEET
G0.01	CONCEPT IMAGES
G0.02	SURVEY, FOR REFERENCE
A0.01	SITE DEMOLITION PLAN
A0.02	SITE PLAN
A0.03	EXPANDED SITE PLAN
A0.04	SITE PHOTOS
A1.00	BASEMENT PLAN
A1.10	FIRST FLOOR PLAN
A1.20	SECOND FLOOR PLAN
A1.30	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	MATERIAL SHEET
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
L1.0	SCHEMATIC LANDSCAPE PLAN
L1.1	LANDSCAPE PLANT PALETTE
	CONCEPTIONAL GARAGE GRADING PLAN
	CONCEPTIONAL GRADING PLAN



209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

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9.28.16 SITE PLAN REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15032

COVER SHEET

ISSUE DATE: 09.28.2016

G0.00



TWO-STORY WINDOWS ⑧



STAIRS LEADING TO ROOFTOP DECK ⑦



ATRIUM ⑥



RECESSED WINDOW ⑤



LARGE WINDOWS TO ILLUMINATE INTERIOR ④



LARGE FRAMED WINDOWS ③



MINIMALIST FORM WITH SUBTRACTIONS FOR OPENINGS ②



PROJECT IMAGE ①



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9.28.16 SITE PLAN REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

CONCEPT IMAGES

ISSUE DATE: 09.28.2016

G0.01

CONCEPT IMAGES



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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES

4180 DUQUESNE AVE.
CULVER CITY, CA 90232

SURVEY, FOR
REFERENCE

ISSUE DATE: 09.28.2016

G0.02

SCALE 1"=8'

BRADDOCK DR

DUQUESNE AVENUE

LUCERNE AVE

EX. DWELLING

EX. DWELLING

EX. DWELLING

TRACT NO. 1775
M.B 21/ PGS. 190-191
LOT 43
BLOCK 20

NOTES:

- 1) SURVEY PERFORMED FOR:
MR. MAS AFSHAR
415 CLARINDA DR.
TARZANA, CA 91356
- 2) TITLE REPORT BY:
STEWART TITLE
ORDER NO. 01180-185883
DATED: SEPTEMBER 11, 2015
- 3) REFERENCES:
ASSESSOR'S I.D. NO. 4207-021-016
- 4) REFERENCES:
THOMAS GUIDE PAGE 672, GRID H 1,2

BENCHMARK:
FIELD BOOK:
LOS ANGELES COUNTY PUBLIC WORKS
LOCATION:
L&SPK IN NW COR C. B. 9.4M(30.8FT) S/O BCR
@ SW COR JEFFERSON BLVD & DUQUESNE AVE
ELEVATION: 81.196
ID NUMBER: 5Y10986

W'LY LINE OF A 2.5' WIDE
EASEMENT FOR POLE LINES
REC. IN BOOK 6284, PG. 201, O.R
AND THE W'LY LINE OF A 2.5' WIDE
EASEMENT FOR POWER LINES AND PIPELINES
REC. IN BOOK 111, PG 34, O.R

- LEGEND:
SOME OF THE ABBREVIATIONS BELOW MAY
HAVE BEEN USED IN THIS DRAWING.
- CB CONCRETE BLOCK
 - C.B. CATCH BASIN
 - CONC. CONCRETE
 - C.L. CHAIN LINK
 - CL. CENTER LINE
 - DWY. DRIVEWAY
 - E. EAST
 - FL. FLOW LINE
 - F.B. FIELD BOOK
 - FOUND
 - L&T LEAD AND TACK
 - I.P. IRON PIPE
 - M.H. MANHOLE
 - MON. MONUMENT
 - N. NORTH
 - O/S OFFSET
 - P.P. POWER POLE
 - PAV'T. PAVEMENT
 - PLNTR. PLANTER
 - S. SOUTH
 - R. RISER
 - RET. RETAINING
 - ST. STREET
 - TC. TOP OF CURB
 - T.H. THRESHOLD
 - TOW. TOP OF WALL
 - WD. WOOD
 - W.I. WROUGHT IRON
 - WM. WATER METER
 - W. WEST
- PROPERTY LINE
STREET CENTERLINE

PM740654

SURVEY PERFORMED JAN 2016



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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

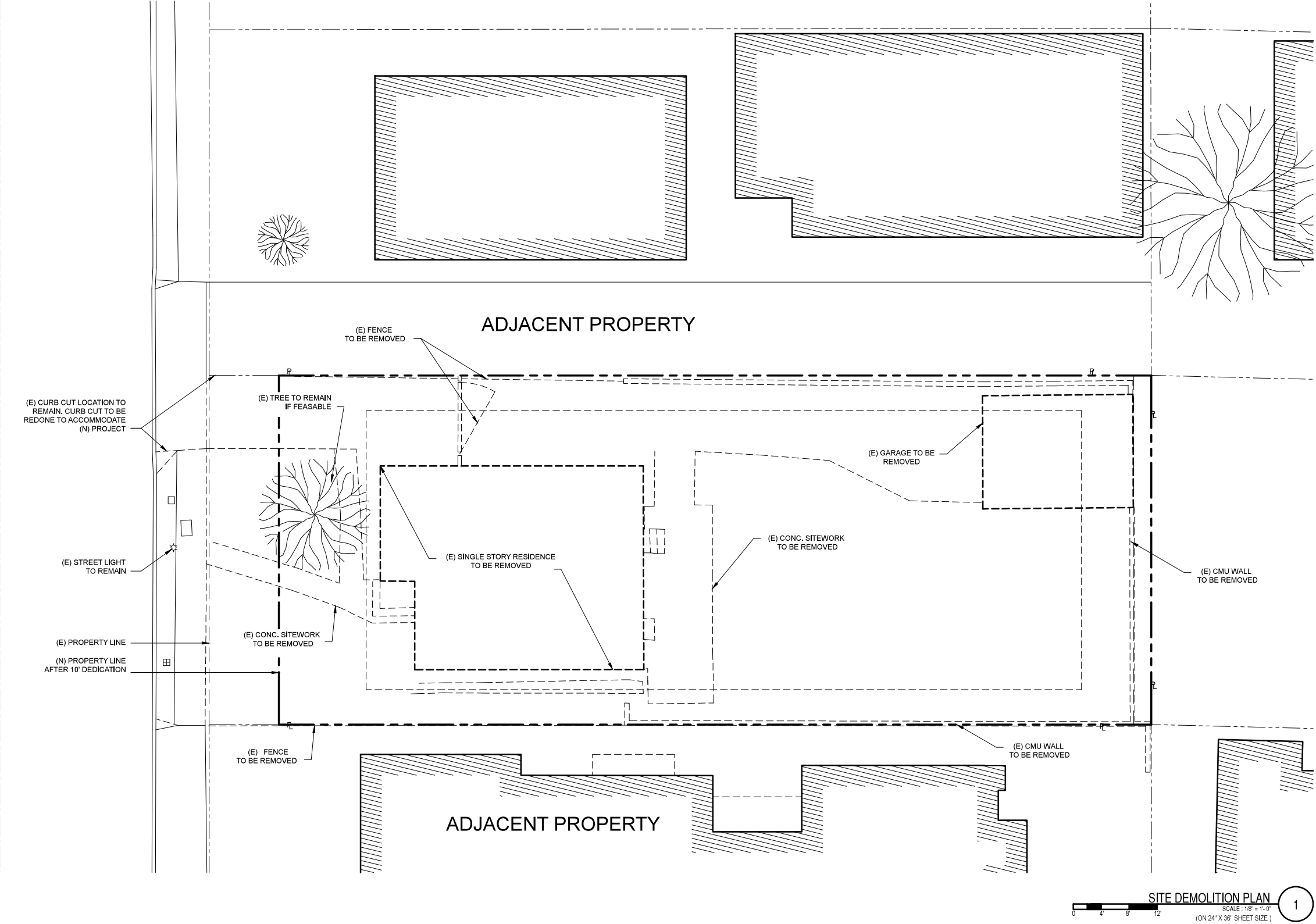
CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

SITE DEMOLITION
PLAN

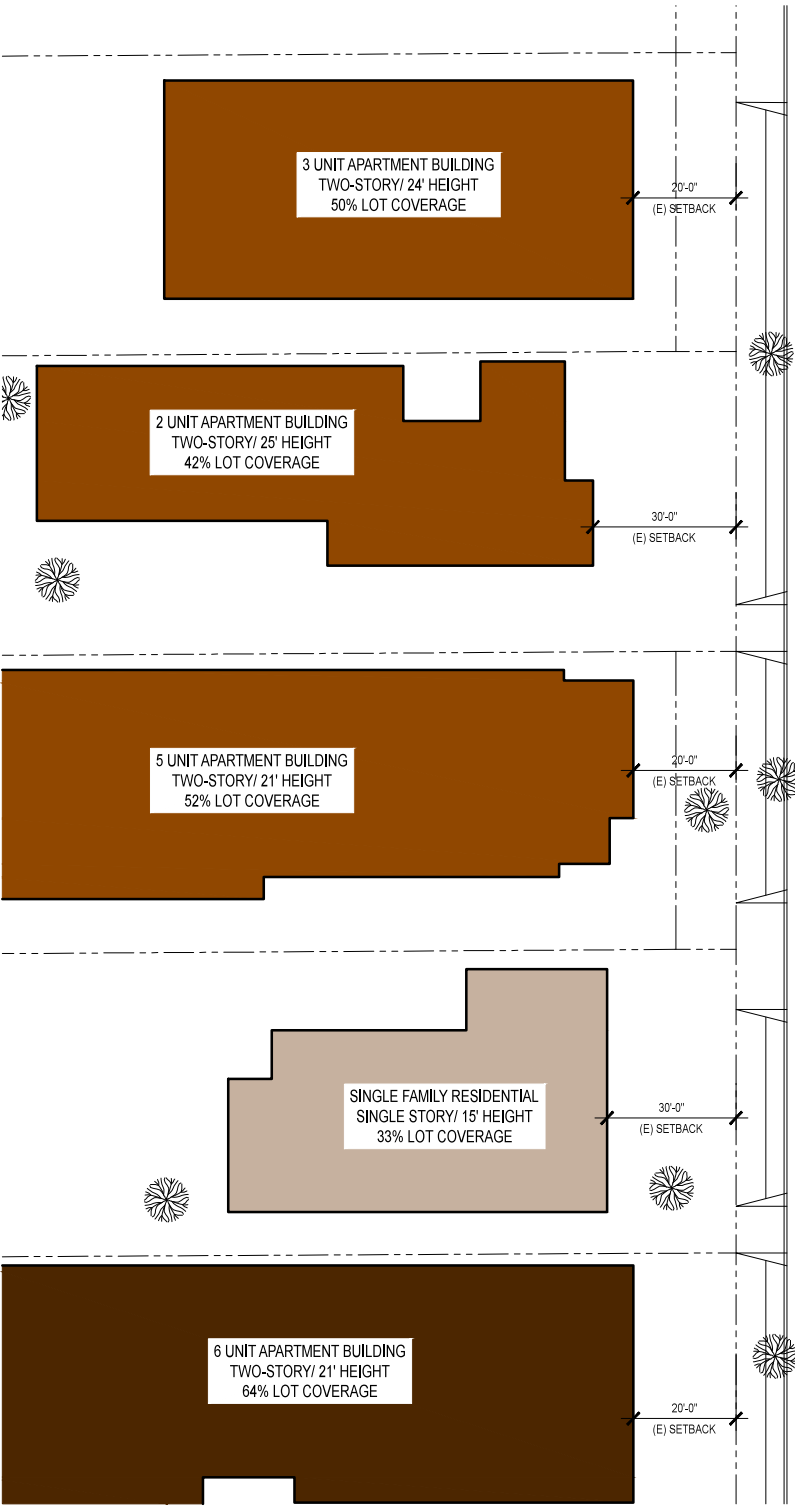
ISSUE DATE: 09.28.2016

A0.01



KEYNOTES

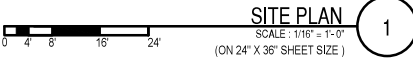
LEGEND



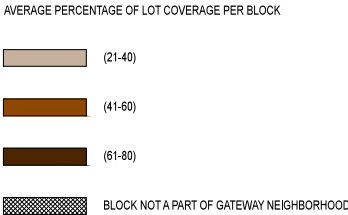
NOTE : LOT COVERAGE INFORMATION, BUILDING SETBACK, AND BUILDING HEIGHT ARE ALL TAKEN FROM GATEWAY NEIGHBORHOOD PLANNING STUDY.

KEYNOTES

DUQUESNE AVE.



LEGEND



209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.5553.2376

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9.28.16
SITE PLAN
REVIEW

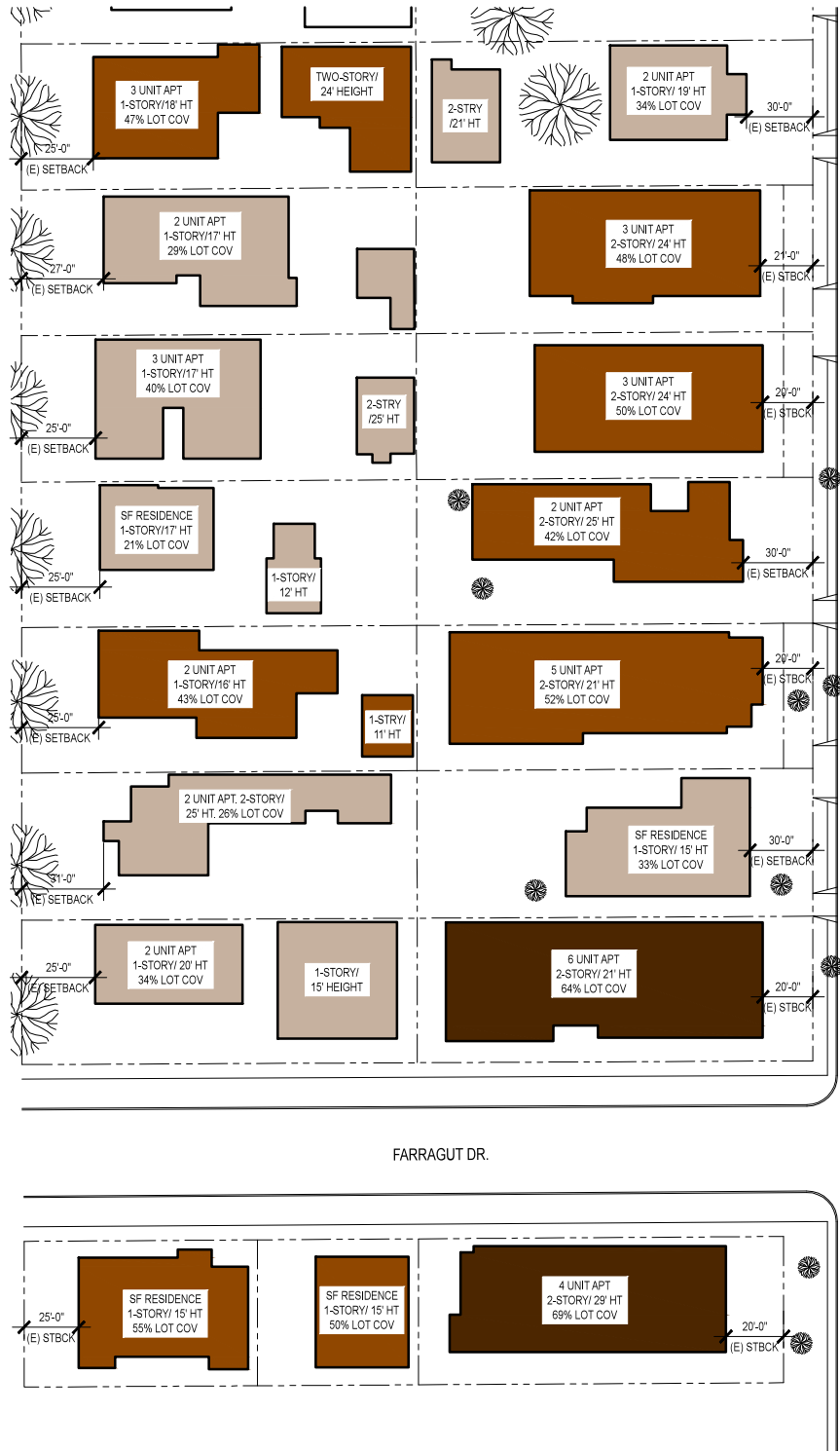
NO.	ISSUES / REVISIONS	DATE

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4180 DUQUESNE AVE.
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PROJECT # 15036

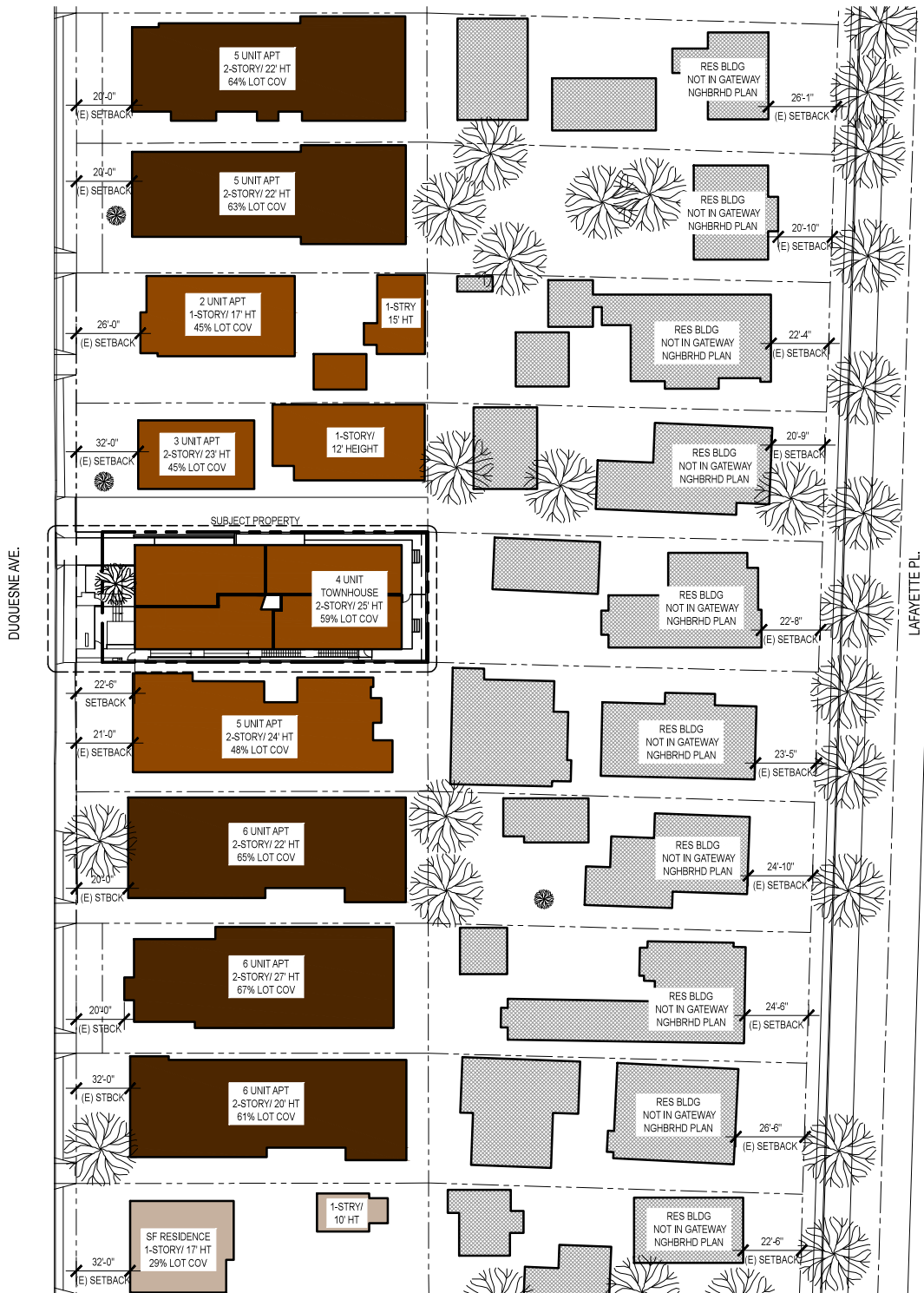
SITE PLAN

ISSUE DATE: 09.28.2016



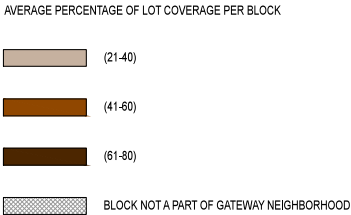
NOTE : LOT COVERAGE INFORMATION, BUILDING SETBACK, AND BUILDING HEIGHT ARE ALL TAKEN FROM GATEWAY NEIGHBORHOOD PLANNING STUDY.

KEYNOTES



SITE PLAN
SCALE : 1/32" = 1'-0"
(ON 24" X 36" SHEET SIZE)

LEGEND



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INGLEWOOD, CA. 90301
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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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MAS AFSHAR

DUQUESNE TOWNHOMES
180 DUQUESNE AVE.
CULVER CITY, CA 90232
CURRENT PROJECT # 15036

EXPANDED
SITE PLAN

ISSUE DATE: 09.28.2016

A0.03



SITE FROM THE SOUTH WEST
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

8



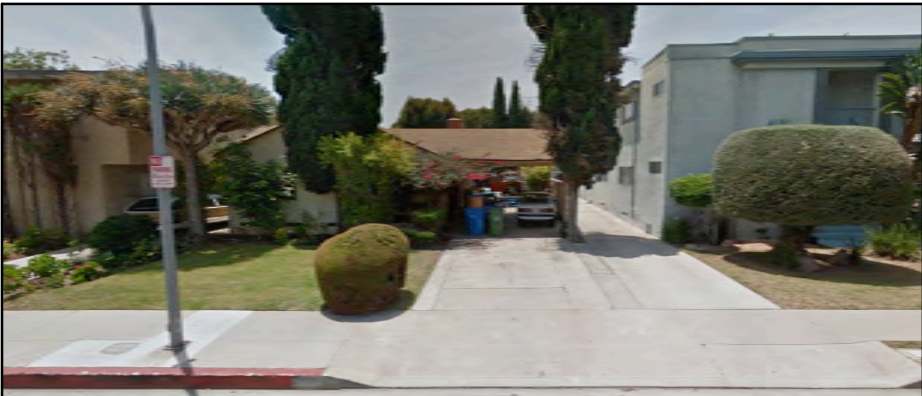
SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

7



SITE FROM THE SOUTH EAST
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

6



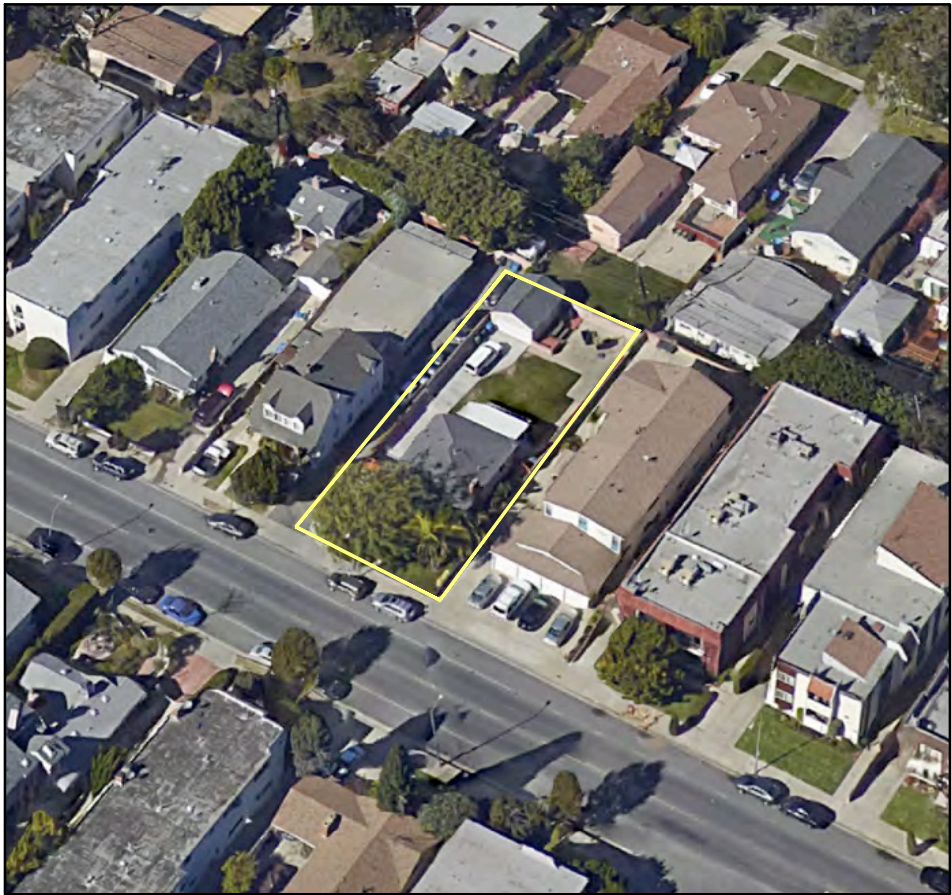
NEIGHBOR OPPOSITE THE STREET
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

5



SITE FROM THE EAST
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

4



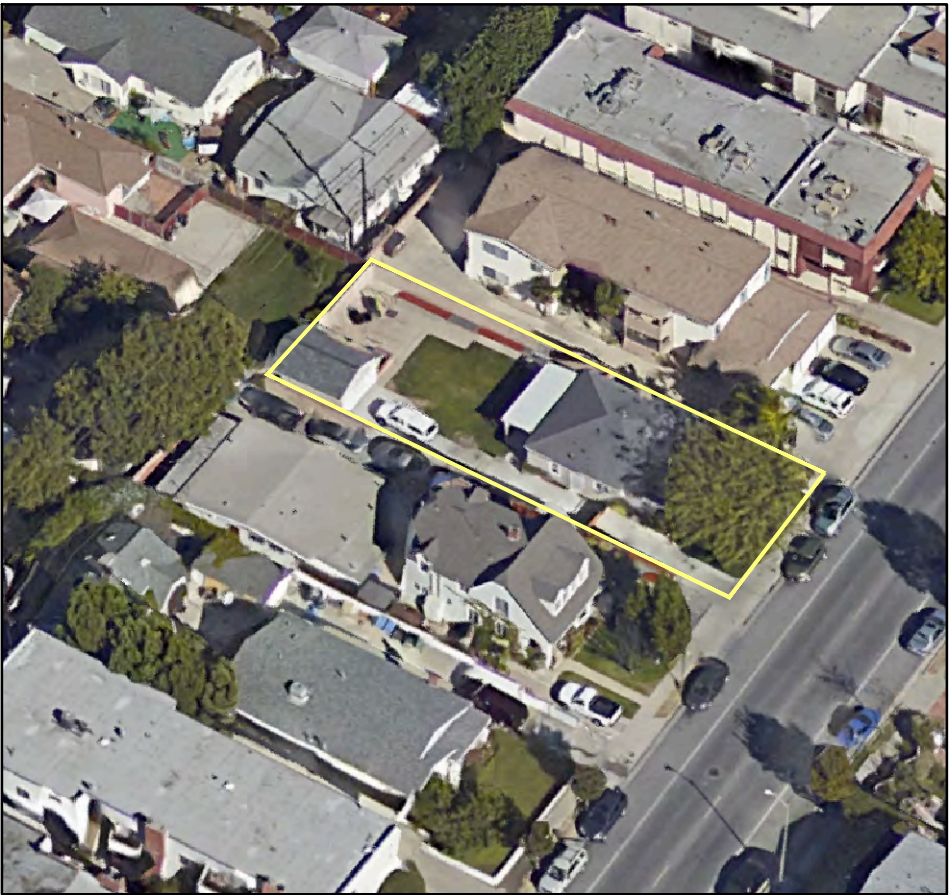
SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

3



SITE FROM THE NORTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

2



SITE FROM THE WEST
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

1



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7.06.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

SITE PHOTOS

ISSUE DATE: 07.06.2016

A0.04



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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

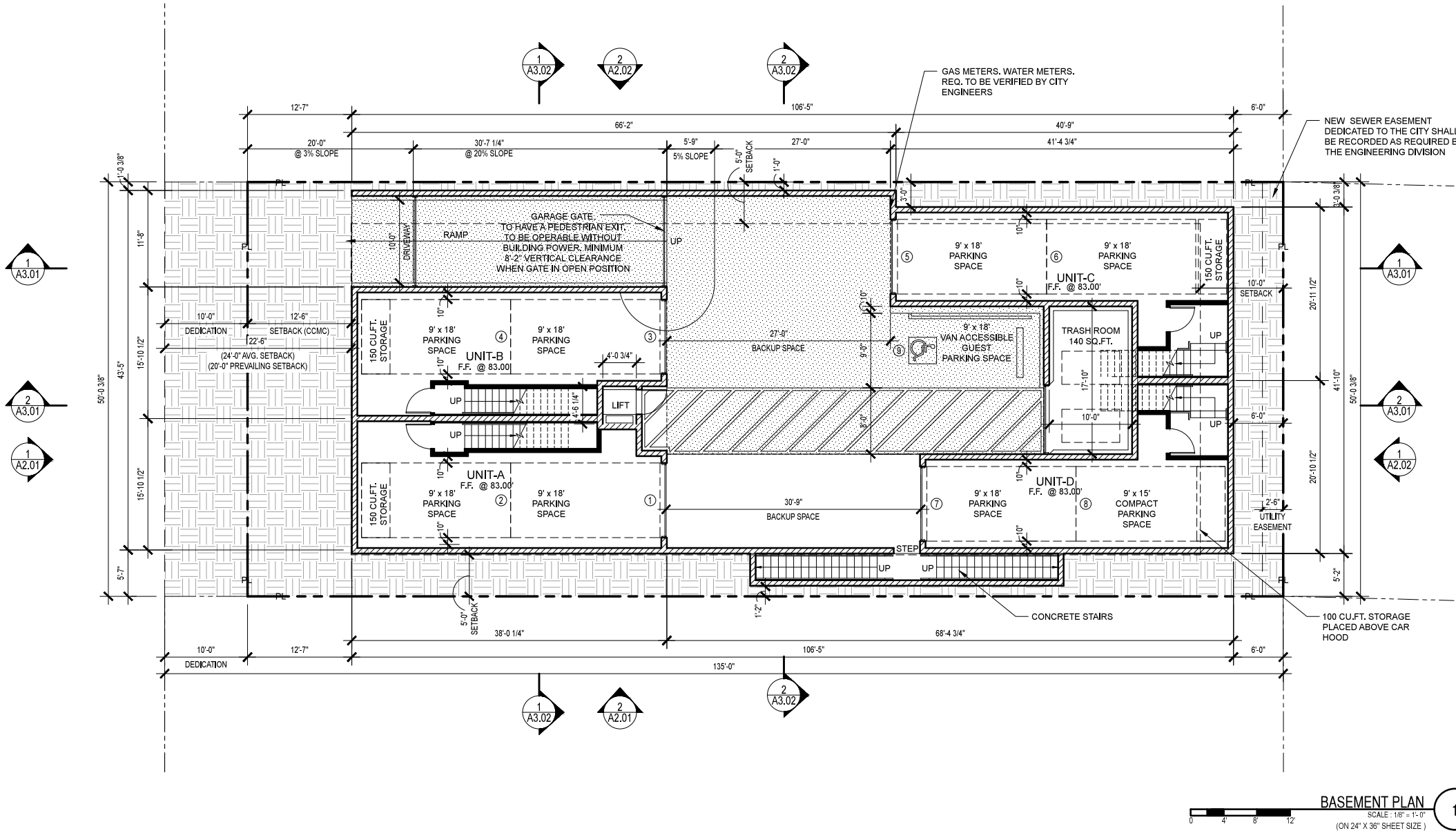
DUQUESNE TOWNHOMES
180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

BASEMENT PLAN

ISSUE DATE: 09.28.2016

A1.00

DUQUESNE AVE.



KEYNOTES

LEGEND

- C.M.U. WALL
- MTL STUD WALL
- 8'-2" MIN. VERTICAL CLEARANCE, TYP.



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INGLEWOOD, CA. 90301
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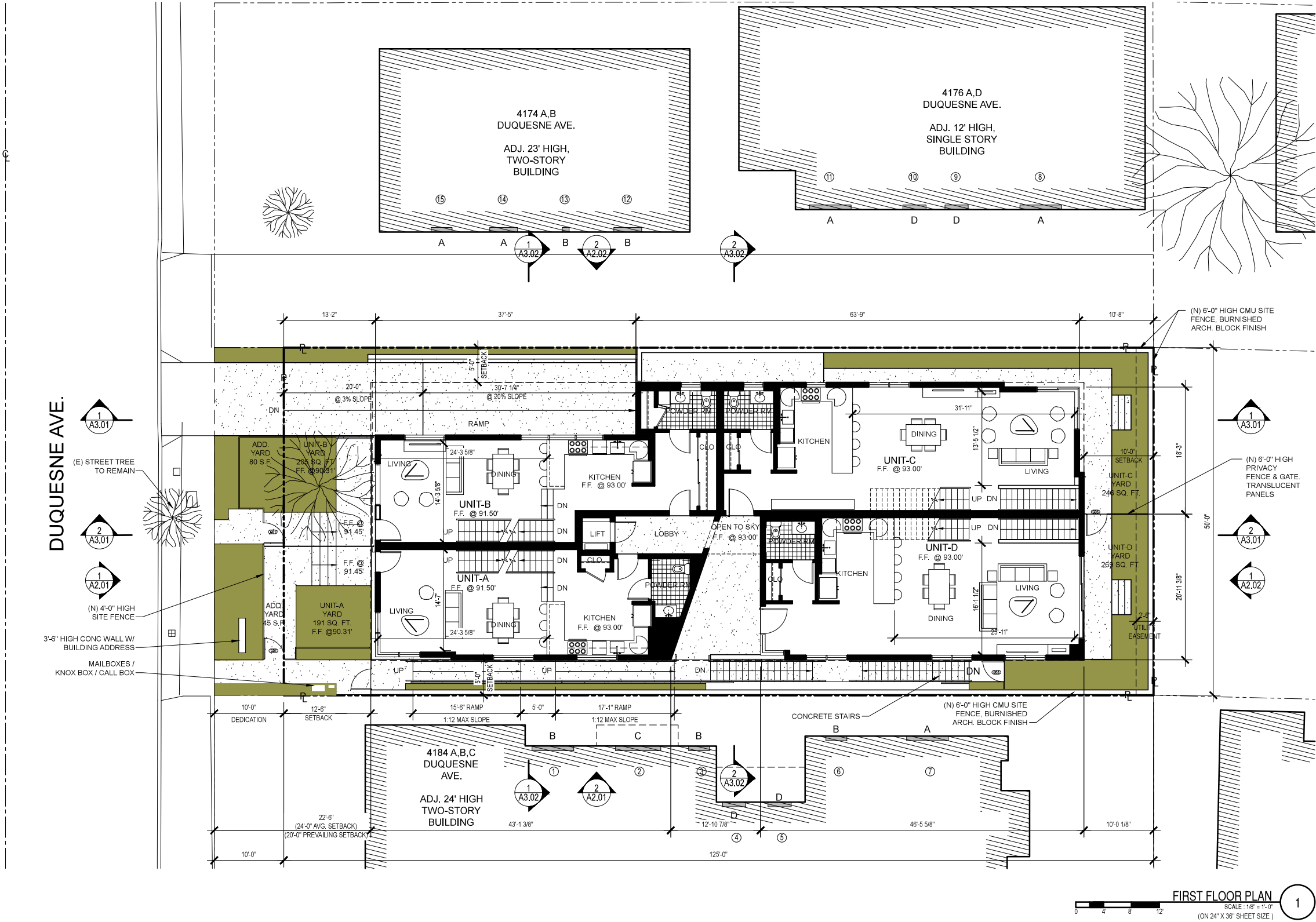
9.28.16 SITE PLAN REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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MAS AFSHAR

DUQUESNE TOWNHOMES

4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 150326



KEYNOTES

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 1	NOT ALIGNED	N/A	N/A
	# 2	NOT ALIGNED	N/A	N/A
	# 3	NOT ALIGNED	N/A	N/A
	# 4	NOT ALIGNED	N/A	N/A
	# 5	21' - 1"	UNIT-D	6'-0" HIGH FENCE
4176 DUQUESNE AVE.	# 6	10' - 11"	UNIT-D	6'-0" HIGH FENCE
	# 7	10' - 11"	UNIT-D	6'-0" HIGH FENCE
	# 8	25' - 6"	UNIT-C	6'-0" HIGH FENCE
	# 9	NOT ALIGNED	N/A	N/A
	# 10	24' - 10"	UNIT-C	6'-0" HIGH FENCE
4174 DUQUESNE AVE.	# 11	24' - 10"	UNIT-C	6'-0" HIGH FENCE
	# 12	NOT ALIGNED	N/A	N/A
	# 13	29' - 2"	UNIT-B	6'-0" HIGH FENCE
	# 14	NOT ALIGNED	N/A	N/A
	# 15	29' - 2"	UNIT-B	6'-0" HIGH FENCE

LEGEND

	CMU WALL		LARGE WINDOWS (HEIGHT > 3'-0")
	2 X WOOD STUD WALL		SMALL WINDOWS (HEIGHT < 3'-0")
	LANDSCAPE PLANTING AREA		SLIDING GLASS DOORS
	SOLID SURFACE AREA		DOORS

FIRST FLOOR PLAN

ISSUE DATE: 09.28.2016

A1.10



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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

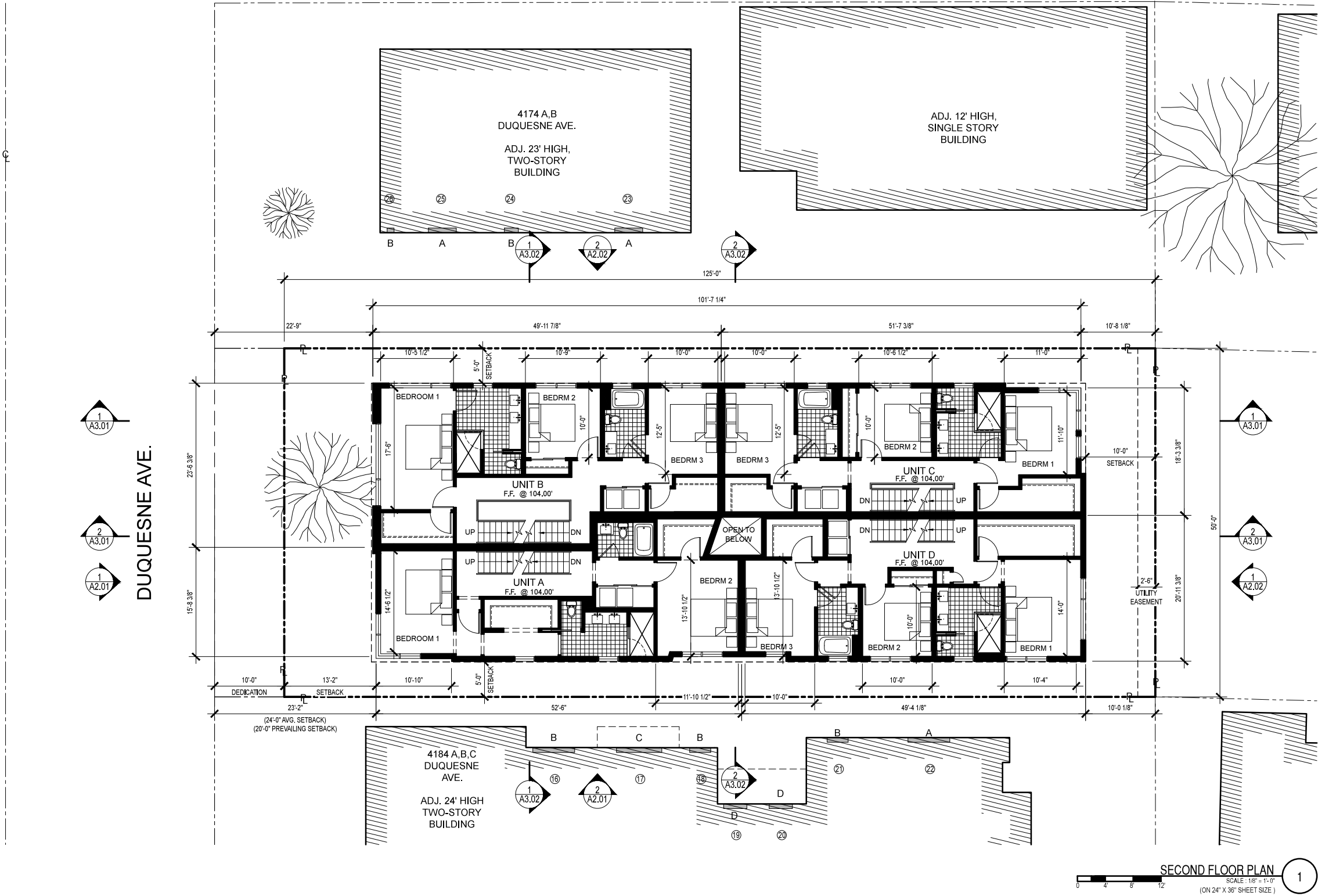
CLIENT INFO:
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DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

SECOND FLOOR
PLAN

ISSUE DATE: 09.28.2016

A1.20



KEYNOTES

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	#16	NOT ALIGNED	N/A	N/A
	#17	NOT ALIGNED	N/A	N/A
	#18	13'-0"	UNIT-A	NO CHANGE
	#19	NOT ALIGNED	N/A	N/A
	#20	21'-1"	UNIT-D	NO CHANGE
	#21	10'-11"	UNIT-D	NO CHANGE
4174 DUQUESNE AVE.	#22	NOT ALIGNED	N/A	N/A
	#23	21'-7"	UNIT-B	NO CHANGE
	#24	NOT ALIGNED	N/A	N/A
	#25	21'-7"	UNIT-B	NO CHANGE
	#26	21'-7"	UNIT-B	NO CHANGE

LEGEND

- CMU WALL
- 2 X WOOD STUD WALL
- LARGE WINDOWS (HEIGHT > 3'-0")
- SMALL WINDOWS (HEIGHT < 3'-0")
- SLIDING GLASS DOORS
- DOORS



9.28.16 SITE PLAN REVIEW

CLIENT INFO:
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BEVERLY HILLS, CA 90210
310.738.1800
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DUQUESNE TOWNHOMES

4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PRJECT # 15036

ROOF PLAN

ISSUE DATE: 09.28.2016







A1.30



(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 16	NOT ALIGNED	N/A	N/A
	# 17	NOT ALIGNED	N/A	N/A
	# 18	13'-0"	UNIT-A	NO CHANGE
	# 19	NOT ALIGNED	N/A	N/A
	# 20	21'-1"	UNIT-D	NO CHANGE
	# 21	10'-11"	UNIT-D	NO CHANGE
	# 22	NOT ALIGNED	N/A	N/A
4174 DUQUESNE AVE.	# 23	21'-7"	UNIT-B	NO CHANGE
	# 24	NOT ALIGNED	N/A	N/A
	# 25	21'-7"	UNIT-B	NO CHANGE
	# 26	21'-7"	UNIT-B	NO CHANGE

LEGEND

- Legend for the floor plan symbols:

 -  2 X WOOD STUD WALL
 -  ROOF DECK AREA
 -  A LARGE WINDOWS (HEIGHT > 3'-0")
 -  B SMALL WINDOWS (HEIGHT < 3'-0")
 -  C SLIDING GLASS DOORS
 -  D DOORS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

2



WEST ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

1

KEYNOTES

LEGEND



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9.28.16
SITE PLAN
REVIEW

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4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

ELEVATIONS

ISSUE DATE: 09.28.2016

A2.01



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323.5553.2376

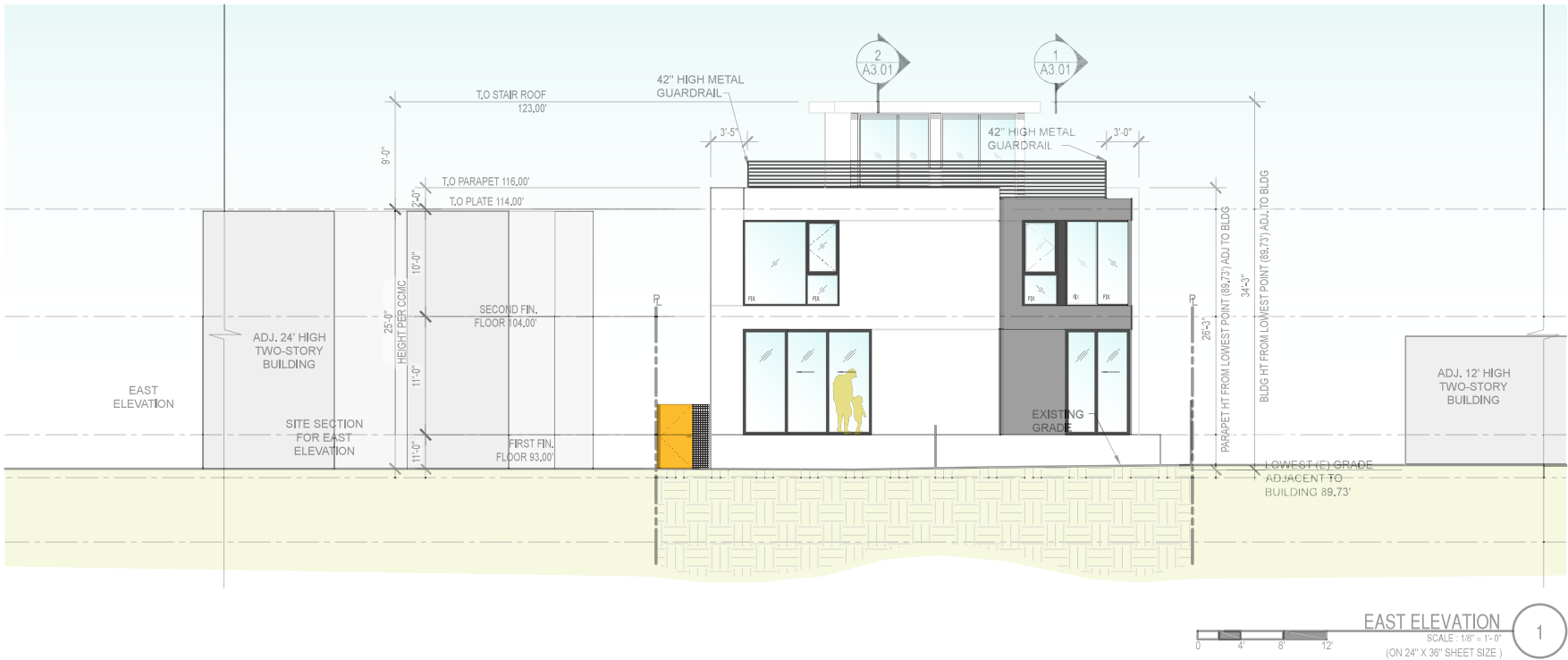
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9.28.16 SITE PLAN REVIEW

NO.	ISSUES / REVISIONS	DATE

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DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036



KEYNOTES

LEGEND

ELEVATIONS

ISSUE DATE: 09.28.2016

A2.02



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9.28.16
SITE PLAN
REVIEW

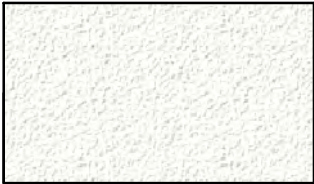
NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 15036

BUILDING PERSPECTIVE
SCALE: N/A
(ON 24" X 36" SHEET SIZE)

1



SMOOTH COAT
STUCCO
COLOR: WHITE



SMOOTH COAT
STUCCO
COLOR: MEDIUM GRAY



BLACK ANODIZED
ALUMINUM FRAME
WINDOWS W/ CLEAR
GLASS



WHITE ALUMINUM
FRAME WINDOWS W/
CLEAR GLASS



HORIZONTAL METAL
RAILING
COLOR: BLACK



FRONT YARD ENTRY
GATE
COLOR: ORANGE



FRONT YARD METAL
WIRE MESH
COLOR: MEDIUM GRAY



EXTERIOR WALL
SCONCE
COLOR: BLACK

MATERIAL SHEET

ISSUE DATE: 09.28.2016

A2.03



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9.28.16
SITE PLAN
REVIEW

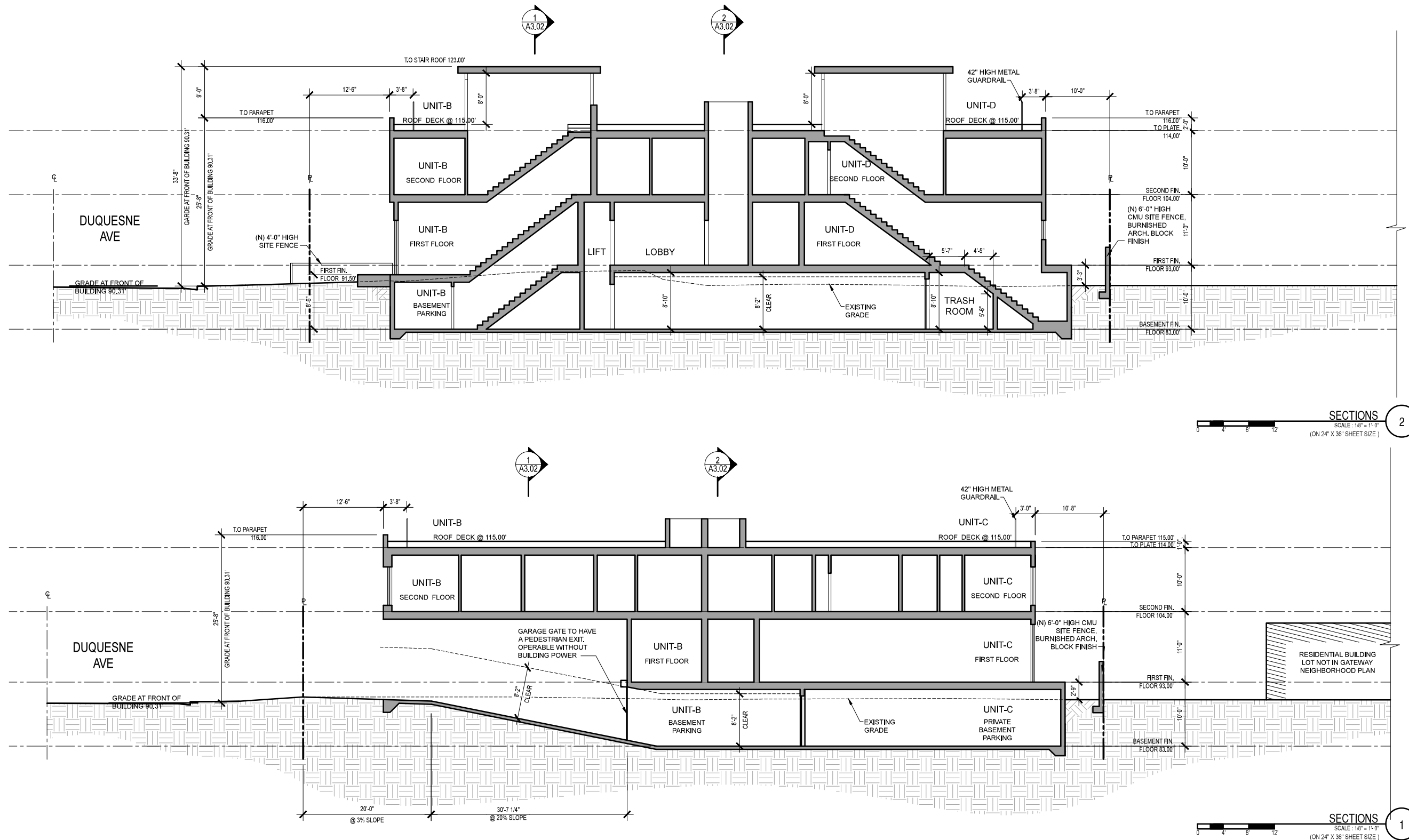
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DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 150036

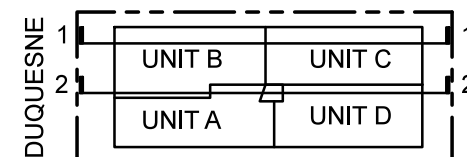
BUILDING SECTIONS

ISSUE DATE: 09.28.2016

A3.01



LEGEND



ISSUE DATE: 09.28.2016



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9.28.16
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REVIEW

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310.738.1800
MAS AFSHAR

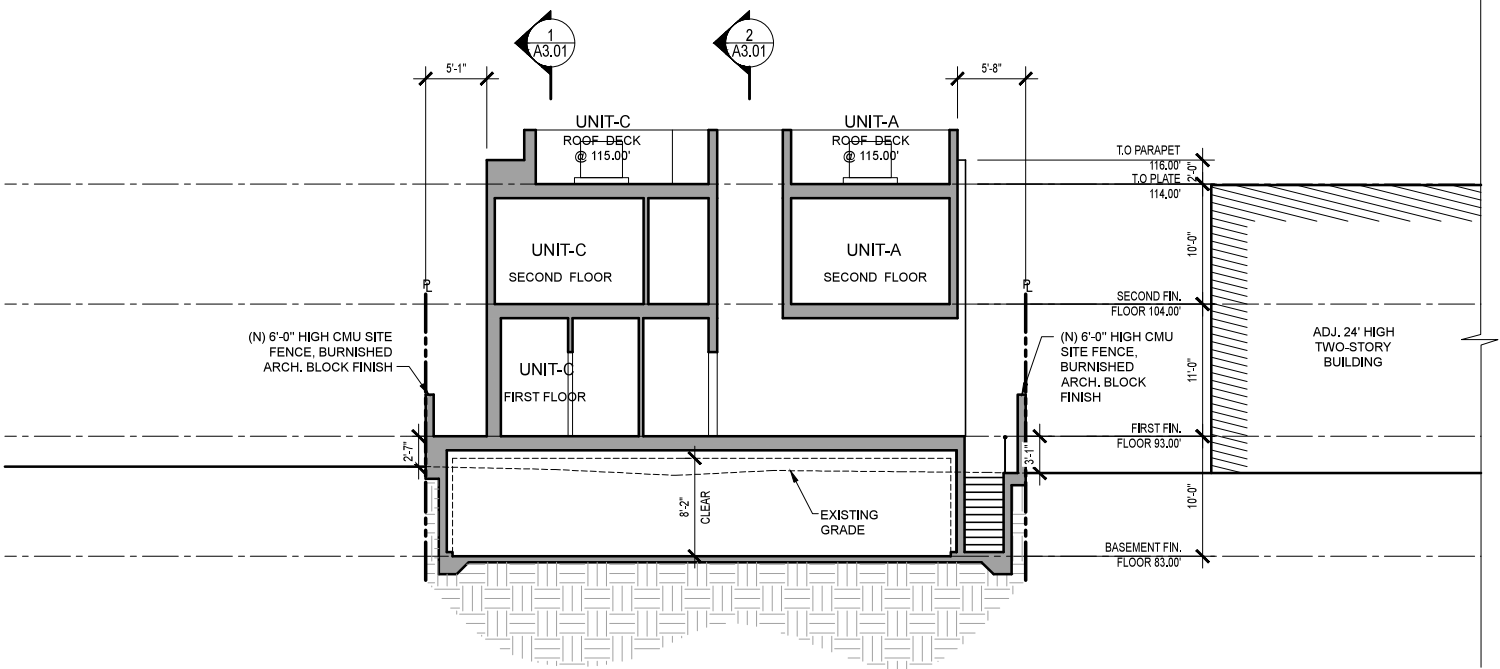
DUQUESNE TOWNHOMES

180 DUQUESNE AVE.
4 CULVER CITY, CA 90232
PROJECT # 15036

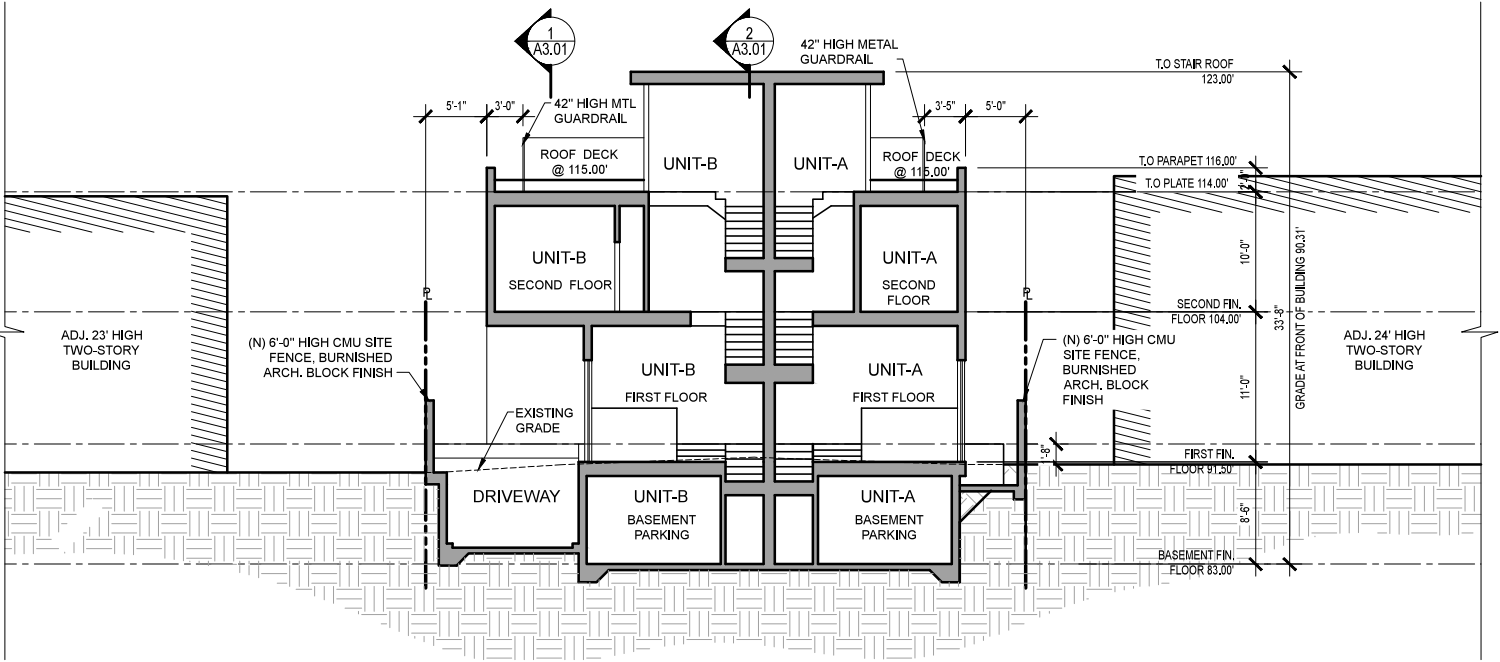
BUILDING
SECTIONS

ISSUE DATE: 09.28.2016

A3.02



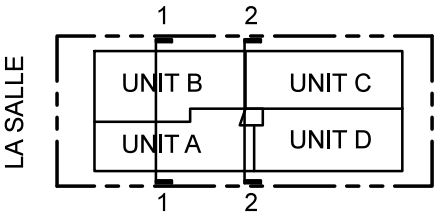
SECTIONS 2
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

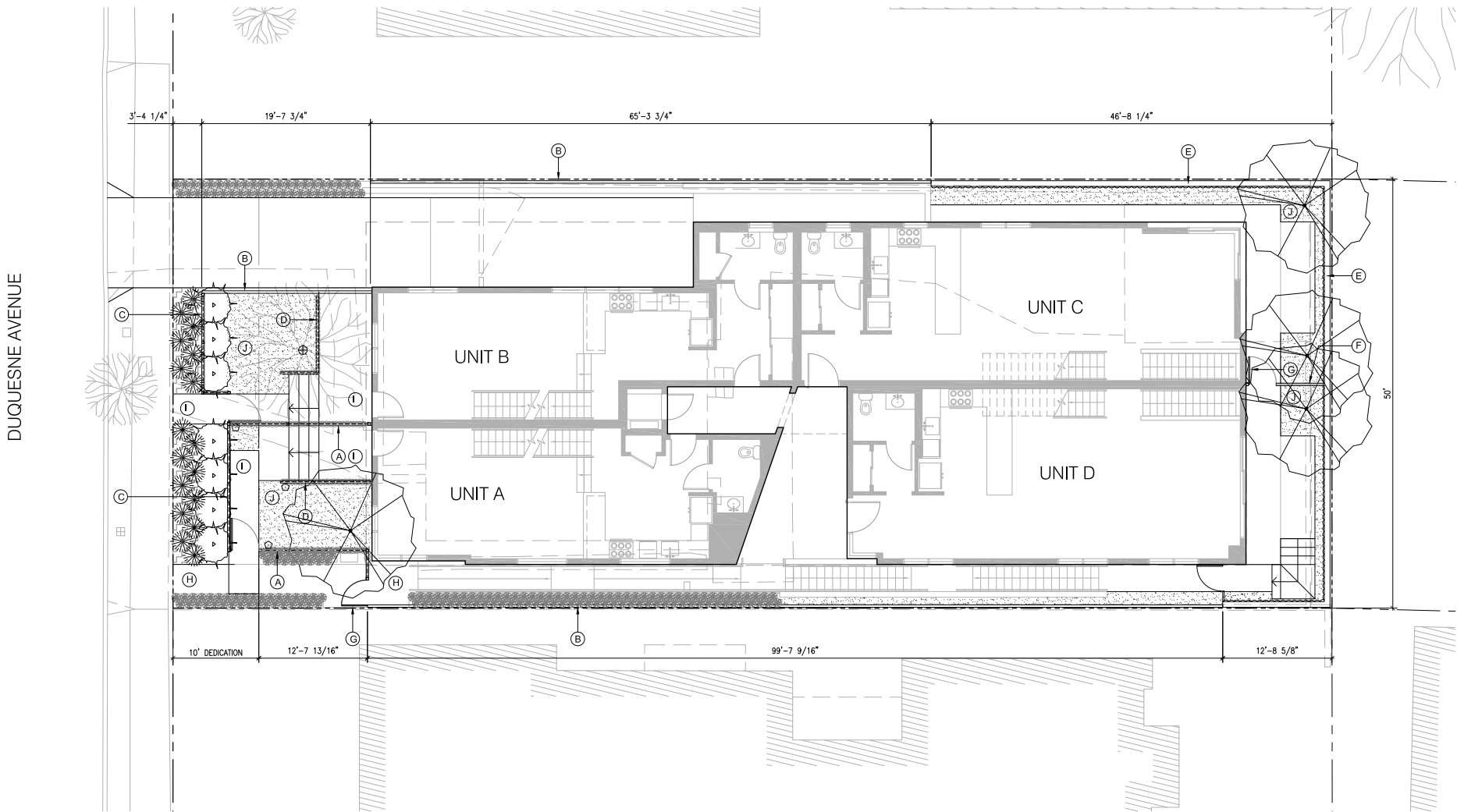


SECTIONS 1
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

KEYNOTES

LEGEND





SCHEMATIC PLANTING PLAN

1/8" = 1'-0"

PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	WATER USAGE	CONTAINER SIZE	SPACING	NOTES
TREES						
	Arbutus 'Marina, std.	Strawberry Tree	L	36" box	per plan	mulch with gravel
	Tipuana tipu, exsting					protect in place
GRASSES						
	Muhlenbergia rigens	Deer Grass	L	1 gal	3' O.C	mulch with wood chips.
SUCCULENTS						
	Aloe 'Blue Elf'	NCN	L	1 gal	1' O.C.	mulch with decomposed granite.
SHRUBS						
	Westringia 'Wynyabbe Gem'	Coast Rosemary	L	15 gal	4' O.C	mulch with wood chips.
GROUNDCOVERS & VINES						
	Achillea millefolium 'Paprika'	Yarrow	L	4" pots	per plan	mulch with wood chips.
	Ficus pumila (repens)	Creeping Fig	M	1 gal, staked	per plan	mulch with decomposed granite, train on wall after planting.
	Passiflora vitifolia	Crimson passion flower	M	1 gal, staked	per plan	mulch with wood chips.

HARDSCAPE / FIXTURE LEGEND

SYMBOL	DESCRIPTION
	72" mesh fence with trained vine
	72" solid fence
	48" mesh fence
	42" mesh railing with trained vine
	72" CMU wall with creeping vine
	60" translucent fencing
	60" translucent gate
	concrete finish A
	concrete finish B
	pea gravel

STAMP

LANDSCAPE ARCHITECT:

Rodriguez &
Satterthwaite

Design Build Landscape, Inc.

1424 Old Topanga Canyon
Topanga, CA 90290
tel. (310) 455.1919
fax.(310) 455. 7270
email: gardens@rodsatt.com

OWNER:

Mia Lamar, LLC
301 N. Canon Drive, Suite E
Beverly Hills, CA 90210
(310) 738 1800

PROJECT:

DUQUESNE TOWNHOMES

4180 DUQUESNE AVE
CULVER CITY, CALIFORNIA 90232

REVISION LOG

DATE

06.09.2016

SCHEMATIC
LANDSCAPE PLAN

SHEET #

L1.0

LANDSCAPE ARCHITECT:

Rodriguez &
Satterthwaite

Design Build Landscape, Inc.

1424 Old Topanga Canyon
Topanga, CA 90290
tel. (310) 455.1919
fax (310) 455. 7270
email: gardens@rodsatt.com

OWNER:

Mia Lamar, LLC

301 N. Canon Drive, Suite E
Beverly Hills, CA 90210
(310) 738 1800

PROJECT:

DUQUESNE TOWNHOMES

4180 DUQUESNE AVE
CULVER CITY, CALIFORNIA 90232

REVISION LOG

DATE

06.09.2016

LANDSCAPE PLANT
PALETTE

SHEET #

L1.1

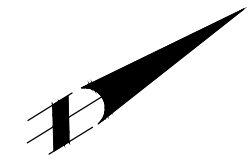


PLANT KEY

1. *Passiflora vitifolia* 'Scarlet Flame', Red Passionflower Vine
twining vine, red flowers year-round
2. *Ficus repens*, Creeping Fig
robust evergreen creeping vine, attaches to walls
3. *Westinrigia* 'Wynabbe Gem', Coast Rosemary
evergreen shrub, 6-8' tall / wide, lavender flower
4. *Muhlenbergia rigens*, Deergrass
CA native grass, 2-3' tall and wide, 5' inflorescence in summer, seed with CA poppies in winter
5. *Achillea millefolium* 'Paprika', Yarrow - planted between Muhlenbergia
evergreen perennial, 12-18" tall and wide,
6. *Aloe* 'Blue Elf'
succulent, 18-24" tall to 2' wide eventually, winter blooming
7. *Arbutus* 'Marina', standard
evergreen tree, slow growing to 30't all and wide, can easily be pruned to fit small spaces

VESTING TENTATIVE PARCEL MAP NO. 74065

IN THE CITY OF CULVER CITY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



SCALE 1"=20'

PROPOSED PROJECT:
4 UNIT CONDOMINIUM DEVELOPMENT
SUBTERRANEAN GARAGE WITH
9 TOTAL PARKING SPACES
8 RESIDENTIAL PARKING SPACE
1 GUEST PARKING

NOTES:

PROJECT ADDRESS:
4180 DUQUESNE AVE.
CULVER CITY, CA 90232

ASSESSOR PARCEL NUMBER:
4207-021-016

EXISTING ZONE:
RMD
NO PROPOSED ZONE CHANGE

EXISTING USE:
SINGLE FAMILY RESIDENCE

EXISTING STREET TREES TO REMAIN.

ALL ON-SITE TREES INTERFERING WITH
CONSTRUCTION TO BE REMOVED.

THE ENTIRE SITE SHALL DRAIN TO
DUQUESNE AVENUE WITHOUT FLOWING
OVER THE SIDEWALK, TO THE SATISFACTION
OF THE CITY ENGINEER.

SANITARY SEWER AND ALL UTILITIES ARE
EXISTING AND AVAILABLE.

OWNER/SUBDIVIDER SHALL COMPLY WITH
ALL REQUIREMENTS FROM THE CITY OF
CULVER CITY DEPARTMENT OF
ENVIRONMENTAL AND PUBLIC WORKS
MANAGEMENT.

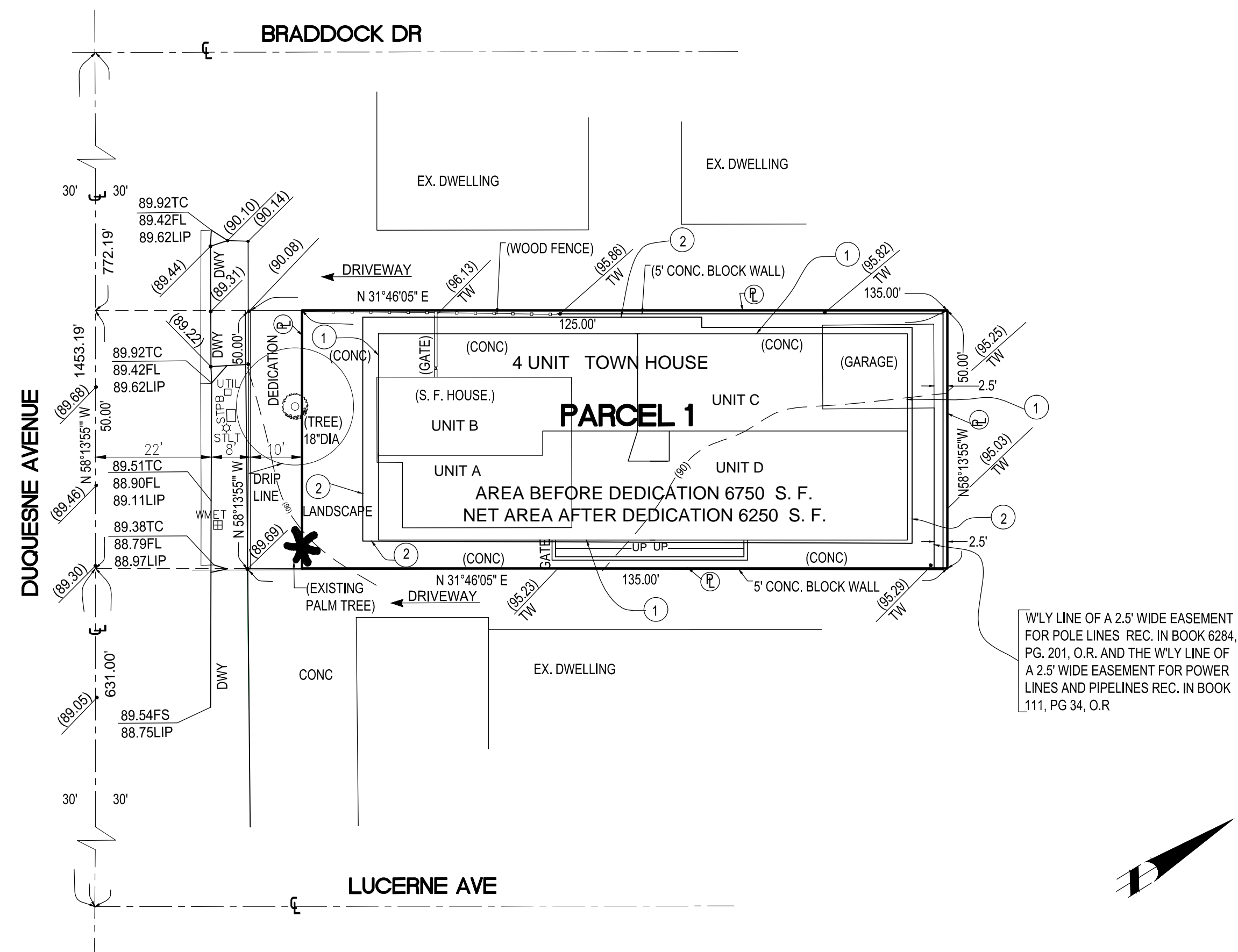
NO RESIZING OF EXISTING PUBLIC UTILITIES
PROPOSED

ELEVATIONS SHOWN ARE BASED ON A
TOPOGRAPHIC SURVEY PERFORMED
BY HARVEY A. GOODMAN, R.C.E. 15900
JANUARY 2016

- ① OUTLINE OF PROPOSED STRUCTURE
② GARAGE OUTLINE
P PROPERTY LINE

BEING A PROPOSED SUBDIVISION OF LOT 43, BLOCK 20, OF TRACT 1775, AS PER MAP RECORDED IN BOOK 21, PAGES
190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



W'LY LINE OF A 2.5' WIDE EASEMENT
FOR POLE LINES REC. IN BOOK 6284,
PG. 201, O.R. AND THE W'LY LINE OF
A 2.5' WIDE EASEMENT FOR POWER
LINES AND PIPELINES REC. IN BOOK
111, PG 34, O.R.

MAP PREPARED BY:
DIRECT ALL CORRESPONDENCE TO:

HARVEY A. GOODMAN CIVIL ENGINEER
834 17TH STREET UNIT 5
SANTA MONICA, CA 90403
PHONE: (310) 829-1037
FAX: (310) 828-5062



Harvey A. Goodman

OWNER

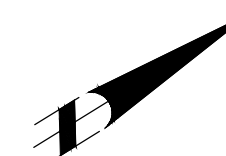
MIA LAMAR LLC
301 N. CANON DRIVE STE. E
BEVERLY HILLS, CA 90210
ATTN: MR. MAS AFSHAR
(310) 738-1800

SUBDIVIDER: GEOTECHNICAL ENGINEER:

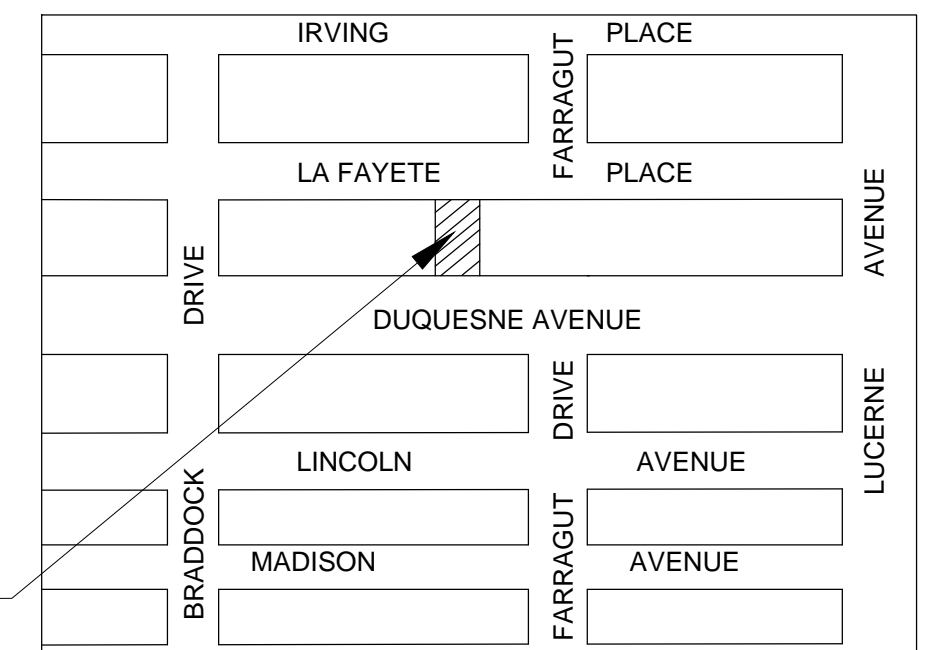
HAMILTON & ASSOCIATES INC.
1641 BORDER AVENUE
TORRANCE, CA 90501
ATTN: TONY ZAVALA
(310) 618-2190

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS FIELD BOOK
L & SPK IN NW COR C. B. 9.4M (30.8FT) S/O BCR @
SW COR JEFFERSON BLVD & DUQUESNE AVENUE
ELEVATION: 81.196 ID NUMBER: 5Y10986



PROJECT SITE



VICINITY MAP
NOT TO SCALE



Meeting minutes

May 26, 2016

Attendees

Mia Lamar LLC - Aram Afshar, Mas Afshar, Aero Collective - Andrew Crane, Cesar Aguirre, Culver City Planning Department - Peter Sun, Anthony Boscarino, Andrew Skolnick, Attendees

Scribe

Andrew Skolnick

Agenda

- 1) Call to order
- 2) Introductions
 - a) Property Owners
 - b) Architects
- 3) Background on teams
 - a) Mia Lamar - will discuss previous developments
 - i) 618 6th Ave, Venice
 - ii) 5115 Los Feliz Blvd, Los Angeles
 - iii) 7427 Loma Verde, Canoga Park
 - iv) 14408 Miranda St, Sherman Oaks
 - v) 2041 Desford, Beverly Hills
 - vi) Victoria
 - b) AERO - will discuss previous Duquesne project
- 4) Project Overview - Mia Lamar



- 5) Project Description
 - a) Existing Project Site - AERO Collective
 - b) Proposed Development - AERO Collective
 - c) Neighborhood Review - AERO Collective
 - d) City Staff Review - AERO Collective
 - e) Planning Commission Review - AERO Collective
 - f) Construction Process - Mia Lamar
 - g) Sales and Occupancy - Mia Lamar
- 6) Next Step in Process - AERO Collective
- 7) Questions and Answers
- 8) Closing Statements
 - a) Mia Lamar LLC
- 9) Adjournment

Old Business

- N/A

New Business

- 1) Call to order
- 2) Introductions
 - a) Property Owners
 - b) Architects
 - Cesar and Andrew have built before in area
- 3) Background on teams
 - a) Mia Lamar - will discuss previous developments
 - i) 618 6th Ave , 5115 Los Feliz, 2041 Desford Dr. , 14408 Miranda Street, 7427 Loma Verde,
 - b) AERO - will discuss previous Duquesne project
- 4) Project Overview - Mia Lamar - **We are excited to be building 3 – 3 bedroom and 1 – 2 bedroom luxury townhome.**
- 5) Project Description
 - a) Existing Project Site - AERO Collective
 - b) Proposed Development - AERO Collective
 - 4 town homes



- roof decks
- build during business hours

c) Neighborhood Review - AERO Collective

- Constituent 1 – curious about roof decks, can it support spas and bbq
- Constituent 2 – wants to know what the roof deck consist of
- biggest concern is privacy

d) City Staff Review - AERO Collective

e) Planning Commission Review - AERO Collective

f) Construction Process - Mia Lamar – **Will strictly adhere to city guidelines, we will be using a qualified general contractor and sub contractors, plan to be respectful to our neighbors, the community, and the environment.**

g) Sales and Occupancy - Mia Lamar

- should up the property value
- young professionals are coming in and should be able to occupy

6) Next Step in Process - AERO Collective

7) Questions and Answers

- Q:Neighbors directly behind the property concerned about privacy.
A:The roof deck is pushed away from the edges closer to the middle along with any noise producing
- Q:Neighbors concerned with noise
- Q: How long will project last
A: 18 months
- Q: When are you breaking ground?
A: End of summer beginning of September
- Q: How is the density worked in compared to 4140
A: More units at 4140 but unit size is smaller
- Q: Is there exterior lighting?
A: Only on the direct proposed property
- Q: Is there anything to prevent owners from adding more on top?
A: Owners would need to follow code enforcement so most likely they will not build (temporary and permanent)

Closing Statements

- a) Mia Lamar LLC – Thank you for coming. We appreciate it.

8) Adjournment





Duquesne Townhomes – Project Narrative

RE: Project site 4180 Duquesne Avenue, Culver City, CA 90232

Project Team Information:

Development Team:
Mia Lamar, LLC
301 N. Canon Dr. Suite E
Beverly Hills, 90210

Site Information:

Lot size is 6,750 sf. Post dedication, lot size is 6,250 sf.

There is an existing 1,038 sf. Single family residence on the property. The site is a part of the Residential Medium Density (RMD) zoning per the Culver City Municipal Code (Zoning Code).

The proposed project is a 2-story, 4-unit residential condominium building, over a semi-subterranean parking garage that accommodates 9 parking spaces.

The building has been prepared in accordance with the Culver City Municipal Code as well as the “Gateway Neighborhood Multi-Family Residential Design Guidelines”.

The proposed building has undergone several iterations from the initial concept design presented to the client. The design team has met multiple times with the Culver City Planning Department and has also had a meeting with the community members. These meetings reinforced that the design teams plans are in overall compliance with the Municipal Code as well as with the Neighborhood Guidelines. There were minor design corrections requested by the Planning Department as well as from the community meeting.

Following is a brief review of the different iterations of the building as it has been critiqued and refined in order to best fit within its surrounding context and best meet the Neighborhood Guidelines.

Initial Architectural Concept Design: January 15, 2016

The Culver City Planning Department Neighborhood Guidelines in conjunction with the Municipal code stress the importance of maintaining the existing neighborhood fabric for any remodel or new construction.

On this particular block of Duquesne approximately one-third of the lots have a lot coverage of between 61-80%, the average lot coverage is 46%.

The design of the project began with the intent to maximize landscape area at the front of the building, as a means of providing a visual and physical buffer from street to building. The concrete at the front yard setback will be as minimal as possible.

The initial concept design focused on maximizing the square footage allowed to be built by the Municipal code. The windows were to be recessed into the building, and the second story windows had a steel window frame around the windows to provide additional shading and a distinctive design feature.

The Client was receptive to the design proposal and we scheduled a design meeting with the Culver City Planning Department.

Refer to Exhibit A

Design for Submittal to Project Planning Review: February 18, 2016

Prior to the official meeting with the Planning Department, Culver City requested some minor front elevation design tweaks.

As a result the windows at the front and second floor of a portion of the building were grouped together. The window frames were removed to not intrude into the setbacks. The height of the building to the top of the parapet was at 29'-0" and 34'-0" to the top of the stair roof.

During the PPR meeting the Planning Department requested that we study more the entire building elevations, in particular the front of the building. The general idea of the design was sound but more articulation was desired. The overall building height was strongly encouraged to be reduced. The location of the windows on the neighboring buildings were asked to be shown in plan in order to compare the proposed window locations with the buildings on the adjacent properties. The roof deck was requested to be reduced and to bring in the roof deck railing to maximize neighbors privacy.

Total Residential Area: 6,785 sf

Unit – A: 1,493 sf

Unit – B: 1,660 sf

Unit – C: 1,815 sf

Unit – D: 1,817 sf

Refer to Exhibit B

PPR Re-Submittal: March 28, 2016

In response to the main criticism of a monolithic building design, the design team decided to break the building façade by receding two of the building corners and changing its color. The idea was to visually highlight the importance of the corners with their corner windows. The building articulation carries around the entire building elevations. The roof deck was reduced in square footage and the building parapet height was reduced to 26'-4"; this helps reduce the size of the building perceived from the street.

These design considerations were appreciated by the Planning Department, and the project was allowed to proceed to the Community meeting.

Total Residential Area: 6,741 sf

Unit – A: 1,472 sf

Unit – B: 1,660 sf

Unit – C: 1,799 sf

Unit – D: 1,810 sf

Refer to Exhibit C

Community Meeting: May 26, 2016

The community meeting was a productive meeting, it provided the design team to present the project and the community members present to voice their opinions concerns. Concerns of privacy were brought up, with the design team highlighting the mitigating measures that the Planning department had previously brought up: proposed window locations to not align with existing neighboring windows, reduced roof deck area, planting in the side and rear yards to help provide screening.

Another major concern was of mitigating construction nuisances: noise, road congestion, parking issues. Community member were assured this building will be constructed per Culver City guidelines.

An elevation rendering was produced to show the proposed building in context to the neighboring properties to illustrate that it's building height fits within the neighborhood.

Total Residential Area: 6,741 sf

Unit – A: 1,472 sf

Unit – B: 1,660 sf

Unit – C: 1,799 sf

Unit – D: 1,810 sf

Refer to Exhibit D

Site Plan Review Submittal: July 21, 2016

As the design of the building progressed some minor design touches reduced the overall building square footage, the building color was modified, and the roof access stairs will be painted white to reduce their visual impact from Duquesne Ave.

Bringing the Landscape Architect on board, their design increased the amount of landscape area by bringing the patio entry to Unit-A off of the main pedestrian walkway; a design solution that provides a friendlier front yard for both pedestrian and residents alike.

The design process, with input from the City Planning Department and from Community Members has led us to a more holistically considered building that is very much a part of the Culver City residential building fabric.

Total Residential Area: 6,591 sf

Unit – A: 1,425 sf

Unit – B: 1,629 sf

Unit – C: 1,759 sf

Unit – D: 1,778 sf

Refer to Exhibit E





