

RESOLUTION NO. 2020-P010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN REVIEW MODIFICATION P2020-0081-ASPR/M, TO ALLOW MODIFICATIONS TO A PREVIOUSLY APPROVED ADMINISTRATIVE SITE PLAN REVIEW P2016-0121-ASPR OF FOUR (4) ATTACHED RESIDENTIAL CONDOMINIUM UNITS AT 4180 DUQUESNE AVENUE IN THE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (RMD) ZONE.

(Administrative Site Plan Review Modification, P2020-0081-ASPR/M)

WHEREAS on April 1, 2020, Paul Crane (the "Applicant"), filed an application for an Administrative Site Plan Review Modification to allow modifications to a previously approved Administrative Site Plan P2016-0121-ASPR of four (4) attached residential condominium units at 4180 Duquesne Avenue (the "Project"). The Project site is legally described as Lot 43 of 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 and other actions is required:

1. Administrative Site Plan Review Modification, P2020-0081-ASPR/M: 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

WHEREAS, the Project qualifies for a categorical Exemption, pursuant to CEQA Section 15303, Class 3 – New Construction and Conversion of Small Structures; and

WHEREAS on June 10, 2020, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report,

1 environmental information and all testimony presented, the Planning Commission (i) by a  
2 vote of \_\_\_ to \_\_\_ , adopted a Categorical Exemption, in accordance with the California  
3 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse  
4 environmental impacts and (ii) by a vote of \_\_\_ to \_\_\_ , conditionally approved Administrative  
5 Site Plan Review Modification P2020-0081-ASPR/M, as set forth below.  
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7 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF  
8 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

9 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the  
10 CCMC, the following required findings are hereby made:  
11

12 **Administrative Site Plan Review**

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

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

21 As a result of the proposed modifications, the general layout of the structure will  
22 remain intact. The general layout of the project is consistent with standards of  
23 development and intent of the Medium Density Multiple-Family Residential (RMD)  
24 zoning district. Location of the building conforms to the minimum Zoning code  
25 required setbacks and is designed to provide a common vehicular access, as well as  
26 individual walkways to unit entries. General building layout and design are oriented to  
27 communicate with Duquesne Avenue where landscaping and articulated facades  
28 create an active pedestrian frontage. The overall height is two (2) stories and 22 feet  
29 with five (5) feet of parapet. This conforms to Zoning Code maximum for height and  
setbacks and, with the proposed articulation and expanse of windows along the street-  
facing façade, meets the intent of the Multi-Family Neighborhood Design Guidelines.  
The conforming height and setbacks in addition to street facing articulation diminishes  
potential visual and compatibility impacts to the adjacent residential uses and the  
surrounding neighborhood.

1 The project provides a total of nine (9) parking spaces, consistent with code required  
2 parking for the four (4) proposed units. Vehicles will access the site from Duquesne  
3 Avenue by means of a ten-foot-wide driveway, in compliance with zoning standards.  
4 The driveway descends into a subterranean garage where vehicles enter the garage in  
5 a forward direction. The garage provides minimum 24-foot backup space providing  
6 ample space for vehicle maneuverability. Pedestrian access to the site is provided by  
7 at-grade walkways from Duquesne Avenue. The project will have enough parking and  
adequate vehicular and pedestrian access and the configuration of the proposed on-  
site driveway, vehicle maneuvering areas, and pedestrian access are designed in  
accordance with all applicable CCMC standards and design guidelines. The  
conditions of approval will further ensure all CCMC requirements are met.

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

13 The proposed modifications will alter the building in a way that is still compatible with  
14 the surrounding neighborhood. The project will maintain a modern style with straight  
15 lines and multiple surfaces positioned at right angles creating articulated facades  
16 along the street frontages. Large windows create an active façade along the public  
17 right-of-way while smaller windows along the side help to provide light and air access  
18 while ensuring neighboring privacy. On the side and rear elevations, the building uses  
19 different colors and volumes to provide architectural relief and articulation. The  
20 massing is broken into white or dark grey volumes on every elevation. Rooftop decks  
are bounded by three foot six inch tall wood parapet walls setback from the building  
edge to help increase privacy to neighboring properties. Roof decks are accessed  
from stairwells that are setback approximately 11 feet from building edge to reduce  
visibility from street level. Overall, the project design remains compatible with other  
residential structures in the neighborhood and the building height and massing is  
consistent with RMD Zone standards.

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

27 The proposed modifications will not alter the landscape plan as originally approved.  
28 As required by the CCMC, the applicant must landscape all front, side, and rear yards  
29 not devoted to paved driveways, walkways, or patios. Each of the two units in the  
front has a private front yard and landscape. The front yards are fenced with 4-foot  
high horizontal metal railing. The front yards are landscaped with deer grass and  
coast rosemary. One of the front yards will also be planted with a strawberry tree.

Another existing mature tree in the front yard has also been preserved. In the private rear yards, three (3) strawberry trees are to be planted.

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

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

Typologies for average and prevailing front yard setback, lot coverage, and height for Block D of the Gateway Design Guidelines continue to be met. The height of the overall structure will remain the same as originally approved.

Window alignment with adjacent buildings will remain the same, but some windows along side and rear property lines will be reduced in overall size. This will help to increase privacy along side yards while also maintaining light and air access for residents of the subject building. Windows along the front setback will remain as originally proposed to maintain a windowed façade along the front setback that creates an active street front.

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

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

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

3 The proposed modifications will not affect consistency with the General Plan. The  
4 construction of four (4) new attached residential dwellings will result in three (3) net  
5 new units at a density consistent with the General Plan's Medium Density Multiple  
6 Family Land Use designation. The Project is also consistent with the goals of the  
7 General Plan, specifically, Objective 2, which calls for the retention and creation of  
8 housing throughout the City and the encouragement of multiple-family housing  
9 opportunities within neighborhoods designated for this development type. Based on  
10 review of the Project plans, the proposed residential development is not anticipated to  
11 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 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.

12 **SECTION 2.** Pursuant to the foregoing recitation and findings, the Planning  
13 Commission of the City of Culver City, California, hereby (i) adopts a Categorical  
14 Exemption in accordance with the California Environmental Quality Act (CEQA),  
15 finding the Project will not result in significant adverse environmental impacts and (ii)  
16 approves Administrative Site Plan Review Modification, P2020-0081-ASPR/M, subject  
17 to (a) the conditions of approval set forth in P2016-0121-ASPR as approved by  
18 Planning Commission Resolution No. 2016-P013; and (b) the conditions of approval  
19 set forth in Exhibit A attached hereto and incorporated herein by this reference.  
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21 APPROVED and ADOPTED this 10th day of June, 2020.  
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ANDREW RIELMAN- CHAIRPERSON  
26 PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA  
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1 Attested by:  
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4 SUSAN HERBERTSON, SENIOR PLANNER  
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EXHIBIT A  
RESOLUTION NO. 2020-P010  
P2020-0081-ASPR/M  
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are an addendum to Exhibit A to Resolution No. 2016-P013 that were imposed on <b>the 4-unit condominium subdivision</b> (the "Project"), for the property located at <b>4180 Duquesne Ave</b> (the "Property"). All Conditions of Approval per this Document and Exhibit A to Resolution No. 216-P013 shall apply to the Project.	All	Standard	
2.	A copy of both sets of Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the modification of the Project.	Planning	Standard	
3.	The modifications to the Project shall be developed per a stamped approved set of plans as reviewed and approved by the Planning Commission per all conditions of approval. Any further modifications to approved plans will require conformance with CCMC 17.595.035.	Planning	Special	
4.	Rooftop railing shall be of wood material, shall be painted with colors that match the main structure, and shall be no taller than three feet six inches (3'6") or as required for life safety by Culver City Building Safety Division or Fire Department standards.	Planning	Special	
5.	The applicant may reduce the size of windows along the side and rear of the property consistent with approved with the exception of the first windows along the side façade closest to Duquesne Avenue, which must maintain the size that was originally approved by Planning Commission. The applicant is prohibited from reducing the size of the windows from what was originally proposed along the front façade.	Planning	Special	
6.	All provisions, and requirements set forth in these Conditions of Approval, the original Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any	Planning	Standard	

EXHIBIT A  
RESOLUTION NO. 2020-P010  
P2020-0081-ASPR/M  
4180 Duquesne Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	applicable written comments as provided by City representatives on <b>July 28, 2016</b> 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.			