RESOLUTION NO. 2016-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW, SPR P-2014186 AND ADMINISTRATIVE USE PERMIT, AUP P-2014185 AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DENSITY BONUSES AND OTHER BONUS INCENTIVES, DOBI P-2014187 FOR A PROPOSED 36 UNIT MULTI-FAMILY APARTMENT BUILDING INCLUDING THREE VERY LOW INCOME AFFORDABLE HOUSING UNITS AT 4025 GRAND VIEW BOULEVARD IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) ZONE.

(Site Plan Review, SPR P-2014186;
Density Bonuses and Other Bonus Incentives, DOBI P-2014187; and
Administrative Use Permit, AUP P-2014185)

WHEREAS, on December 9, 2014, Grandview Development, LP filed Site Plan Review, Density Bonuses and Other Bonus Incentives, and Administrative Use Permit applications to allow the construction of a three story, 37 foot high, 36-unit multi-family project, including three very low income affordable housing units, built over 85 subterranean parking spaces (the "Project"). The Project site is described with Los Angeles County Assessors Number 4232-008-013 and legal description Lot 109 of East Ocean Park, 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 is required:

1. Site Plan Review: To ensure the Project is in compliance with all required standards and City ordinances and establish all onsite and offsite conditions of approval to reflect the site features and compatibility of the proposed Project with the uses on adjoining properties; and,

2. Density Bonuses and Other Bonus Incentives: To ensure implementation of State law requirements for density bonuses and other bonus incentives and the goals and policies of the Housing Element of the City's General Plan.

3. Administrative Use Permit: To ensure that the use of tandem parking spaces for some of the Project's required parking is in compliance with all required standards and City ordinances and establish conditions of approval to ensure the use is compatible with the Project site and surrounding area.

WHEREAS, on January 27, 2016, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 4 to 0, adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of 4 to 0, conditionally approved Site Plan Review, SPR P-2014186, as set forth herein below; (iii) by a vote of 4 to 0, conditionally approved Administrative Use Permit, AUP P-2014185, as set forth herein below; and (iv) by a vote of 4 to 0, recommended to the City Council approval and adoption of Density Bonuses and Other Bonus Incentives, DOBI P-2014187, as set forth herein below.

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC), the following findings are hereby made for the Site Plan Review (SPR), Density Bonuses and Other Bonus Incentives (DOBI), and Administrative Use Permit (AUP):

Site Plan Review:

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

A. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading

facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The general layout of the Project which includes two rectangular structures separated by an internal pedestrian walkway, those elements spanning the full depth of the Project site, is consistent with the Residential Medium Density Multiple Family (RMD) zoning district. With the exception of a 10% reduction in the south facing side setback granted as part of the DOBI request, the buildings are located in conformance with the minimum required setbacks, and designed to provide a common vehicular access, as well as common pedestrian walkways to access the individual unit entries and private outdoor patios. The unit entries face each other along the interior pedestrian street, and the general building layout and design is oriented to communicate inward while providing an articulated street fronting architecture, including a translucent screen facing Grand View Boulevard. The front yard setback area provides a landscaped open space area with trees in accordance with the CCMC, thereby creating an enhanced streetscape. In conformance with the minimum requirements in the subject zone and with DOBI requirements, the building is set back 18.5 feet from the front setback, 10 feet from the rear setback, 5 feet from the north facing side setback, and 4.5 feet from the south facing side setback. The Project's proposed maximum building height of 37 feet and three-stories exceeds the 30 feet and two-story limit required of the RMD Zone but is allowed with a DOBI approval. The buildings will be setback 18.5 from the front property line, will be partially screened with perimeter landscaping, including tall growing bamboo on the sides and rear, will face apartment garages on the north side and the Vons Shopping center on the west side, and will be partially screened with landscaping on the south side facing a convalescent group home, thereby diminishing potential visual and compatibility impacts with the one and two-story multi-family and commercial structures in the surrounding neighborhood and adjacent to the site. The structure location, setbacks, and street facing landscaping maximize the site's development potential while conforming to Zoning Code residential development standards with exception to the DOBI related south side setback and height.

The Project provides a total of 85 parking spaces, exceeding the code required 81 parking spaces for a 36 unit multi-family development by four spaces. Vehicular access is oriented to occur from Grand View Boulevard by means of a 20 foot wide driveway, in compliance with zoning standards. The driveway is designed to descend into the semi-subterranean garage and onto a drive aisle, where parking stalls are configured such that vehicles will be able to maneuver into the spaces and exit onto Grand View Boulevard in the forward position. There is sufficient back-up clearance to maneuver in and out of the parking stalls and the site, via the proposed driveway. Pedestrian access to the site is provided by means of a paved walkway that will connect the public sidewalk on Grand View Boulevard with a central pedestrian walkway along the middle length of the Project site. A ramping system in the front will eliminate the need for a wheelchair lift and an elevator will connect the semi-subterranean level with pedestrian walkway. Individual unit entries will be accessed from a pedestrian central walkway courtyard and

will not be provided by walkways along the side setbacks, resulting in greater privacy for both Project residents and adjacent properties. The Project will have sufficient parking and adequate vehicular and pedestrian access, and the configuration of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed in accordance with all applicable CCMC standards. There are no other applicable design guidelines. The conditions of approval will further ensure all CCMC requirements are met.

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

The Project's two buildings have been designed as long modern townhouse style structures with staircases leading to the subterranean parking area that help to break up the mass and scale of the development. The Project's mechanical equipment and refuse containers have been designed to be concealed from the street, public places and neighboring properties.

The structures use traditional materials and colors such as wood like finishes contrasting with stucco like finishes along exterior townhouse walls with the front and rear of each building accented with charcoal masonry walls. These traditional colors and materials are interpreted through a contemporary, modern design of straight edges and, where appropriate, with surfaces placed at an angle or oblique. These angled masonry walls act as added privacy screens for the first floor front patios for each unit. The street facing charcoal masonry wall for the north structure is comprised of several panels each oriented at an oblique angle to the front property plane. The south structure street facing masonry wall and the entrance to the interior pedestrian street is screened with a translucent metal screen which will act as an architectural feature and privacy screen for the residents. The screen and the north structure's street facing wall described above will serve to provide an articulation to an otherwise flat surface facing the street while the mix of colors and materials along the sides will help to provide a sense of street fronting townhouses along the interior pedestrian walkway.

The proposed development is located along a medium density residential street and south of a major arterial, Washington Place, that includes low to medium density multi-family housing and low density commercial uses. It is directly south of several two-story apartment buildings whose garages directly face the Project's north property line. Directly behind and to the west of the Project is the Vons Shopping Center that includes several shops in addition to Vons. Other nearby uses include medium density assisted living complexes and multi-story residential apartments. These surrounding uses have been in place for several decades and the modern architectural style of the proposed development will be consistent with surrounding medium density housing and commercial use massing but will provide a new visual aesthetic in contrast to surrounding older structures. With perimeter landscaping and a modern design

providing a residential townhouse look, the Project's height and massing will not detract from but rather add to a positive visual urban view. Overall, the design of the proposed Project is compatible with other surrounding architecture and is compatible with the zoning standards of the RMD Zone. There are no other applicable design guidelines.

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

The proposed landscaping meets all Zoning Code requirements and provides a visual relief that also acts to compliment the use of the building's materials and finishes. In compliance with the CCMC, all front, side and rear yards not devoted to paved driveways, walkways or patios will be provided with landscaping. A total area of 2,566 square feet of landscaping will be provided and the front yard will be landscaped a minimum of 55 percent, exclusive of the area necessary for vehicular access. In the front setback there will be two olive trees and three palo verde trees along with ground cover. Four smaller melaleuca trees and various bamboo trees are proposed for the north, south, and rear portions of the Project. Various other ground cover shrubs will be dispersed throughout the interior pedestrian walkway which will also incorporate decorative hardscape paving and planter areas for seating. These landscape features, especially the perimeter landscaping, will soften the massing of the Project and enhance the wood and white stucco features along the sides of the two structures, giving these sides a further sense street level articulation. The Project will also be compliant with the City's Street Tree Master Plan.

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.

Except for the height and the south facing side setback, which are allowable with the approval of a DOBI, the proposed building complies with the minimum required setbacks. The Project is compatible with surrounding multi-family residential and commercial uses, which include two-story structures. The site provides adequate onsite circulation and parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. No off-site circulation hazards are presented by the proposed Project since the access point is designed in the same manner as similar developments seen along Grand View Boulevard.

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the buildings are setback the required amount from all sides while reduced by only six inches from the code minimum along the south property line as part of the Project's DOBI request. Perimeter landscaping including tall growing bamboo as

well as trees, bushes and groundcover will be provided within all setback areas providing a buffer between adjoining properties and the Project and preserving privacy for both Project residents and neighboring properties. The Project is bounded on the north by garages serving a two-story multi-family complex, on the south by a single story convalescent group home, and at the rear by the Vons Shopping Center. Direct alignment of windows will not be an issue with such surrounding uses. The one story convalescent group home will be buffered with a perimeter wall and landscaping. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The maximum use of the site for medium density housing will compliment any future proposed medium density housing in nearby properties that may seek to increase their density in similar fashion. Further, by increasing housing density on the site and providing three affordable housing units the Project will be in the best interest of the public health, and general welfare.

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

The site is located in an existing urbanized neighborhood, and is currently developed as a mobile home park. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional 36 units will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. Further, 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 are provided for adequately as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

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

The proposed residential development is not anticipated to result in any significant impacts on surrounding uses and is consistent with the goals of the General Plan. The proposed construction of 36 residential dwelling units will be at a density consistent with the General Plan's Medium Density Multiple Family Land Use designation and State Density law that allows for a 35% increase in the base density of one unit per 1,500 square feet of net lot area in return for affordable units; the Project will provide three very low income affordable units consistent with State Density law. The Project is consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this

development type. The Project will replace 20 mobile homes with 36 apartments resulting in a net increase of 16 new dwelling units. The Project is consistent with Objective 3 of the Land Use Element which encourages affordable housing because the Project is providing three very low income affordable units. The granting of a density increase and a concession or relief from the code required side setback on the south property line and the code required height limit is consistent with Land Use Element Policy 3.A that calls for providing incentives for the development of new affordable housing. The Project is consistent with Land Use Element Objective 24 that calls for enhancement of residential uses within the Western Sub-Area of the City. The Project, which is within the Western Sub-Area, will provide 36 apartment units and will provide a net increase of 16 dwelling units. The Project furthers Land Use Element Policy 24.G that calls for housing opportunities along Grand View Boulevard without regard to the nine-unit cap as required in other parts of the City.

This Project is consistent with the General Plan Housing Element which calls for an increase in the City's housing stock, especially affordable housing. The City's allocation for the current California State Regional Housing Needs Assessment (RHNA) cycle is 185 units. Of those 185 expected units, 24 are targeted for very low income households and 77 are targeted for market rates. This Project will address a portion of Culver City's share of the RHNA by constructing 33 market rate units with a net increase of 16 dwelling units and will provide three very low income affordable units. The previous mobile home park had no affordable or protected/covenanted units. Further the Project is consistent with General Plan Housing Element Objective 3, Policy 3.A, because the Project will provide three very low income affordable apartments within a new housing development by granting density, setback, and height incentives as called for by the Zoning Code and State Density law. The Project is consistent with Housing Element Policy 3.B which calls for support of affordable housing development by private developers. The Project is consistent with General Plan Housing Element Measure 4.A. which calls for the City to work with developers who wish to process DOBI applications.

Density Bonuses and Other Bonus Incentives:

As outlined in CCMC Title 17, Section 17.580.020, the following required findings for a Density Bonus and Other Bonus Incentives are hereby made:

A. The project would be compatible with the purpose and intent of the General Plan and the provisions of this Title.

The proposed residential development is not anticipated to result in any significant impacts on surrounding uses and is consistent with the goals of the General Plan. The Project is consistent with applicable sections of the CCMC including the Zoning Code. The proposed construction of 36 residential dwelling units will be at a density consistent with the General Plan's Medium Density Multiple Family Land Use designation and State Density law that allows for a 35% increase in the base density of one unit per 1,500 square feet of net lot area in return for affordable units; the Project will provide three very low income affordable units consistent with State Density law. The Project will

comply with RMD development standards except for a reduction in the south facing side setback from 5 feet to 4.5 feet and in the height from two stories and 30 feet to three stories and 37 feet, which is allowable with an approved DOBI. The height and setback concessions are provided as an incentive to provide affordable housing consistent with State Density Law.

The Project is consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. The Project will replace 20 mobile homes with 36 apartments resulting in a net increase of 16 new dwelling units. The Project is consistent with Objective 3 of the Land Use Element which encourages affordable housing because the Project is providing three very low income affordable units. The granting of a density increase and a concession or relief from the Code required side setback on the south property line and the code required height limit is consistent with Land Use Element Policy 3.A that calls for providing incentives for the development of new affordable housing. The Project is consistent with Land Use Element Objective 24 that calls for enhancement of residential uses within the Western Sub-Area of the City. The Project, which is within the Western Sub-Area, will provide 36 apartment units and will provide a net increase of 16 dwelling units. The Project furthers Land Use Element Policy 24.G that calls for housing opportunities along Grand View Boulevard without regard to the nine-unit cap as required in other parts of the City.

This Project is consistent with the General Plan Housing Element which calls for an increase in the City's housing stock, especially affordable housing. The City's allocation for the current California State Regional Housing Needs Assessment (RHNA) cycle is 185 units. Of those 185 expected units, 24 are targeted for very low income households and 77 are targeted for market rates. This Project will address a portion of Culver City's share of the RHNA by constructing 33 market rate units with a net increase of 16 dwelling units and will provide three very low income affordable units. The previous mobile home park had no affordable or protected/covenanted units. Further the Project is consistent with General Plan Housing Element Objective 3, Policy 3.A, because the Project will provide three very low income affordable apartments within a new housing development by granting density, setback, and height incentives as called for by the Zoning Code and State Density law. The Project is consistent with Housing Element Policy 3.B which calls for support of affordable housing development by private developers. The Project is consistent with General Plan Housing Element Measure 4.A. which calls for the City to work with developers who wish to process DOBI applications.

B. The project will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The site provides adequate onsite circulation and parking in compliance with all Zoning Code requirements and will not produce any vehicular or pedestrian hazards. No off-

site circulation hazards are presented by the proposed Project since the access point is designed in the same manner as similar developments along Grand View Boulevard.

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the buildings are setback the required amount from all sides while reduced by only six inches from the code minimum along the south property line as part of the Project's DOBI request. Perimeter landscaping, including tall growing bamboo as well as trees, bushes and groundcover, will be provided within all setback areas providing a buffer between adjoining properties and the Project and preserving privacy for both Project residents and neighboring properties. The Project is bounded on the north by garages serving a two-story multi-family complex, on the south by a single story convalescent group home, and at the rear by the Vons Shopping Center. Direct alignment of windows will not be an issue with such surrounding uses. The one story convalescent group home will be buffered with a perimeter wall and landscaping. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The maximum use of the site for medium density housing will compliment any future proposed medium density housing in nearby properties that may seek to increase their density in similar fashion. Further, by increasing housing density on the site and providing three affordable housing units the Project will be in the best interest of the public health, and general welfare.

C. The number of dwellings can be accommodated by existing and planned infrastructure capacities.

The site is located in an existing urbanized neighborhood, and is currently developed as a mobile home park. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional 36 units will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. Further, 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 are provided for adequately as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

D. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Government Code, Section 65915, or as may be amended, and the purpose and intent of this Title.

The Project's base density per the Zoning Code is 26 units. Based on State Density Law, the applicant is requesting a 35% density increase in return for reservation of at least 11% of the total base density units for very low income households. The Project

proposes a density increase of 10 units for a total of 36 units. Eleven percent of the base 26 units will be made affordable to very low income households or individuals. This equates to 11% X 26 = 2.86 or three units. The Project will result in 36 units with three of those 36 units covenanted for 55 years for very low income individuals or households. The covenant requiring affordability for 55 years will be a Project condition. Adequate evidence exists to ensure that the development of the property would result in the provision of affordable housing in a manner consistent with Government Code, Section 65915,

E. There are sufficient provisions to guarantee that the designated dwelling units would remain affordable in the future.

The Project will result in 36 units with three of those 36 units covenanted for 55 years for very low income individuals or households. The covenant requiring affordability for 55 years will be a Project condition and will be administered by the City's Housing Authority to ensure compliance with State affordable housing law including the renting of units to households meeting the criteria for very low income.

Administrative Use Permit:

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

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

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

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

The proposed use of tandem parking to facilitate in the development of the residential Project is consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. The tandem parking will help the Project meet its parking requirement thereby facilitating the creation of multi-family housing. The Project is consistent with Land Use Element Objective 24 that calls for enhancement of residential uses within the Western Sub-Area of the City. The Project, which is within the Western Sub-Area, will provide 36 apartment units and will provide a net increase of 16 dwelling units; the tandem parking will assist in the Project's required parking.

Tandem parking will further Land Use Element Policy 24.G that calls for housing opportunities along Grand View Boulevard without regard to the nine-unit cap as required in other parts of the City. With tandem parking the Project can accommodate the increased parking requirement due to the increased density beyond the nine-unit cap.

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

The proposed use, design, location, size and operating characteristics of the tandem parking spaces will not have an impact on adjacent uses and are therefore found to be compatible with the existing and future residential and commercial land uses in the vicinity of the subject site. All tandem spaces will be located in a subterranean, secured residential parking area with each pair assigned to one tenant each. Overall the tandem parking facilitates the construction of 36 apartments. This revitalization and 36 unit apartment development is compatible with potential future medium density residential uses along Grand View Boulevard.

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

The generally flat configuration of the site, the vehicular access to and from the site from Grand View Boulevard, the adequate design of the ramp down into the subterranean parking where the tandem parking is located, and the proposed onsite parking configuration is physically suitable to accommodate tandem parking. The tandem parking is compatible with the adjoining commercial and residential uses because of its secured nature and the assignment of pairs to one unit each which will lessen parking impacts by the Project on adjoining commercial and residential neighborhoods. The tandem parking will not impact any utilities and there are no physical constraints that would prevent the use of tandem parking.

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

The establishment of tandem parking will not be detrimental to the public interest, health, safety or general welfare or injurious to persons, property or improvements in the surrounding residential and commercial zoning districts or vicinity since said tandem parking will not generate any onsite or offsite impacts.

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

in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) approves Site Plan Review, SPR P-2014186, as set forth herein; (iii) by a vote of 4 to 0, conditionally approves Administrative Use Permit, AUP P-2014185, as set forth herein; and (iv) recommends to the City Council approval and adoption of Density Bonuses and Other Bonus Incentives, DOBI P-2014187, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated in herein by this reference.

APPROVED and ADOPTED this 27th day of January, 2016.

KEVIN LACHOFF, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt, Administrative Secretary

EXHIBIT A
RESOLUTION NO. 2016-P001

SPR P-2014186, DOBI P-2014187, AUP P-2014185
4025 Grand View Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	These Conditions of Approval are being imposed on a 36-unit apartment development including 3 affordable units (the "Project"), for the property located at 4025 Grand View Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit') shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	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.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the	Public Works	Standard	

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	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.			
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
21.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
22.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Planning	Standard	
23.	**The project shall have a maximum number of 36 units, 3 of which shall be reserved as affordable, have a maximum height of 37 feet and 3 stories, and have a minimum south facing side setback of 4.5 feet in accordance with DOBI related density increases and incentives/concessions.**	**Planning**	**Special**	
24.	**Each Tandem Pair of parking spaces shall be assigned to one unit.**	**Planning**	**Special**	
25.	**a. All project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010,**	**Public Works**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	Ordinance No. 2001-011 - Solid Waste Management, which outlines the Sanitation Division's exclusive franchise for this service. **b. Any proposed reconstruction of the sewer lateral or any other utilities located along the public right-of-way shall require a separate plan approval and permitting through the Engineering Division. Sewer lateral clean outs are prohibited in the Public Right of Way.** **c. The existing sidewalk along the project's frontage with Grand View Boulevard shall be reconstructed per the latest edition of the American Public Works Association (APWA) Standard Plans.** **d. The proposed drive approaches shall be designed to a high speed approach standard.** **e. The applicant shall have a certified arborist prepare a report to determine if any tree that needs to be relocated can be transplanted to the new location. If not, new trees shall be planted at locations approved by the Public Works Director. Two new trees shall be planted for every tree removed. The applicant shall be solely responsible for the cost to transplant the existing trees or for the cost of planting new trees. The applicant shall also be responsible for the maintenance of any transplanted or new tree for a period of one year after acceptance of the work. The applicant shall replace any tree that does not survive within this one year maintenance period.**			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	f. Where applicable, existing driveways shall be cancelled and converted to sidewalk and/or parkway per APWA standards. **g. If using soldier piles within public right-of-way, they will need to be cut up to 7 feet below final sidewalk grade before the end of construction.** **h. If tie-backs are used, they shall be cut up to 7 feet below finished sidewalk grade before the end of construction**.			
26.	**a. Secure bicycle parking shall be provided to accommodate eleven (11) bicycles. The bicycle parking shall be provided to accommodate nine (9) long-term and two (2) shot-term parking spaces.** **b. Long-term bicycle parking shall be located on-site, and secured from the general public, and generally accessible only to the bicycle owner(s). Long-term bicycle parking shall be enclosed on all sides, protect bicycles from inclement weather, and subject to the following:** **(a) Acceptable examples of long-term bicycle parking include individual bicycle lockers, bicycle rooms, or bicycle cages.** **(b) Except in the case of individual bicycle lockers, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack, such as an "Inverted-U" type bicycle rack.** **c. The short-term spaces shall be provided on the Project site adjacent to the main public pedestrian entrance, using one (1) City approved "Inverted - U" Bicycle Racks**	**Public Works**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	located on an <u>all-weather surface</u>. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide. **d. All bicycle parking locations, layout and equipment shall comply with the above listed conditions.** **e. All bicycle parking required above, shall be installed by the developer, and approved by the Public Works Director or their designee, prior to issuance of <u>any</u> Certificate of Occupancy.**			
27.	**a. All treads, risers, handrails, etc. for any common area stairway shall be 100% non-combustible construction.** **b. All paths of egress narrower than 10' shall be min. 1 hr. rated. All doors as part of the path of egress of common areas shall swing in the direction of egress. All common stairways shall be one hour rated.** **c. All units shall be 1 hr. rated to other all units and other areas.** **d. All portions of the buildings within a 10' wide central corridor on the main level shall be 1 hr. rated. Noncombustible exterior finishes are strongly encouraged.** **e. The garage level exit corridor shall be 1 hr. rated, concrete block construction and the garage shall be 1 hr. rated to all other areas.** **f. Any trash rooms or service rooms shall be min. 2 hr. rated to all other areas.**	**Building Safety**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	g. Tempered or laminated glazing shall be specified at all hazardous locations.			
28.	**The project shall meet minimum requirements of the Culver City Municipal Code 9.02, the 2013 CA Fire Code, and all applicable NFPA Standards as adopted and modified 2014 CA Fire Code Chapter 80. All life safety equipment shall be approved per type and location by the Culver City Fire Code Official.**	**Fire**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
29.	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	
30.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
31.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
32.	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	
33.	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	
34.	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	
35.	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	Planning/ Public Works	Standard	

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
37.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
38.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
39.	**In order to ensure compliance with the Federal Migratory Bird Treaty ACT (MBTA) of 1918, beginning 30 days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct a weekly bird survey to detect protected native birds. The survey shall continue on a weekly basis with the last**	**Planning**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	survey occurring no more than 3 days prior to initiation of project activities. The biologist shall ensure compliance with the MBTA.			
40.	**a. Two (2) sets of Site Improvement, Grading, and Horizontal Control Plans prepared by a civil engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the Site Improvement Plan shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.** **b. Two (2) 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. Off-Site Improvement Plan shall include all proposed improvement off- site, detailed off-site drainage system, all existing utilities and its point of connections, and proposed sewer and storm drain lines (if any).** **c. Concurrent with the submittal of the on-site improvement plan for entire property, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS004001 (Order No. R4-2012-0175). The SUSMP shall provide**	**Public Works**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for infiltration, retention of the 85th percentile storm (1.1" of rainfall), and filtration. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. **d. Concurrent with the submittal of the on-site improvement plan, a Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain**			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO BUILDING PERMIT ISSUANCE			
	information on the City-specific and SWPPP requirements. Since the site is greater than 1 acre, the SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). **e. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.**			
41.	**a. Drawings will be required indicating the type of pedestrian protection proposed during construction. The pedestrian protection will be reviewed by the Building Safety and Engineering Divisions.** **b. The applicant shall provide a Culver City CalGreen checklist and a Culver City Green Building Program Tier 1 checklist on the construction permit drawings.** **c. A project kick-off meeting must be held, the field superintendent shall attend.** **d. The contractor shall schedule a condition of approval coordination meeting to include Building Safety and Planning staff and the contractor's field superintendent, prior to the start of construction.** **e. During construction priority shall be given to any City Inspector.**	**Building Safety**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
42.	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	
43.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
44.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
45.	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	
46.	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	
47.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
48.	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	
49.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; **9:00 AM to 5:00 PM Saturday; no construction shall be allowed on 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/ **Special**	
50.	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	
51.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building/ Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
52.	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	
53.	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	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
54.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
55.	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	
56.	**An archaeological and paleontological professional(s), approved by the City, shall monitor all phases of the excavation for the project site. If undetected fossil resources and/or human remains, or other archaeological/paleontological resources are encountered during construction activities, work in that area must be halted, and both the City of Culver City and the Los Angeles County Coroner's Office must be notified in accordance with State Law. Work will be halted in that area of the detected resource until the City of Culver City's archaeologist, paleontologist and Native American representatives have been contacted to evaluate the resources and permission to commence work in that area has been given by the City of Culver City. Proper relocation and/or curation of the**	**Planning Cultural Resc.**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	archaeological and/or paleontological resource shall be consistent with State Law and the recommendations as found in the project's Phase 1 Archeological/Paleontological Study. Should resources be found a final report on the resources consistent with State law shall be submitted to the City within 1 year after the issuance of a Certificate of Occupancy.			
57.	**The construction contractor shall advise the Public Works inspector of the construction schedule and shall meet with the inspector prior to commencement of work.**	**Public Works**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
58.	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 October 29, 2015, 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	
59.	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	
60.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	
61.	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:	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
62.	**A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, 3 units within the development for individuals or families or households meeting very low income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria, 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 and the Housing Authority.**	**Planning Housing Auth.**	**Special**	
63.	**The Housing Authority shall create a process which the applicant shall abide by for selection of renters for the 3 affordable units. The Housing Authority shall confirm eligibility of all selected applicants and**	**Planning Housing Auth.**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	where possible the 3 affordable units shall be made available to income eligible households displaced by the closure of the mobile home park.			
64.	**Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.**	**Public Works**	**Special**	
65.	**As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. No partial or full openings or advertising of such openings shall be allowed without City approval.**	**Building Safety**	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
66.	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 January 27, 2016, excepted as modified by these Conditions of Approval.	Planning	Standard	
67.	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	
68.	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	
69.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
70.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
71.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	
72.	**The Housing Authority shall administer the covenant that guaranties the project's 3 affordable housing units for very low income renters. Administration shall include but not be limited to assuring compliance with Federal, State, County, and Culver City affordable housing criteria and regulations including maximum rent that can be paid.**	**Housing Auth.**	**Special**	