

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 _ to _, 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;

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:

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.

B. The architectural design of the structures 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.

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**
adjoining streets and alleys) will be available to serve the subject site.

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

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

19 The proposed construction of four (4) new attached residential dwellings will result in three
20 (3) net new units at a density consistent with the General Plan's Medium Density Multiple
21 Family Land Use designation. The Project is also consistent with the goals of the General
22 Plan, specifically, Objective 2, which calls for the retention and creation of housing
23 throughout the City and the encouragement of multiple-family housing opportunities within
24 neighborhoods designated for this development type. Based on review of the Project plans,
25 the proposed residential development is not anticipated to result in any significant impacts
26 on surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore,
27 the addition of three (3) net units will count toward meeting the Regional Housing Needs
28 Assessment (RHNA) allocation for Culver City and will be consistent with the goals and
29 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.

28 **Tentative Parcel Map**

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

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

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

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

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

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

The General Plan Land Use Element designates the site as Medium Density Multiple Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to allow multiple family dwellings, and encourage future developments of quality medium density housing on individual development parcels of up to 13,000 square feet. Per CCMC Section 17.210.020, the RMD Zone 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 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.**

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

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

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

15 Attested by:

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17 _____
18 Yvonne Hunt
19 Administrative Secretary
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EXHIBIT A
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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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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.	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. 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.	Public Works	Special	

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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.	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: ☐The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. ☐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				
	☐ Project schedule. ☐ 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. ☐ The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. ☐ 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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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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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.	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: 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.	Planning/ Public Works	Standard	

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PRIOR TO BUILDING PERMIT ISSUANCE				
	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.			
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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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.	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; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property	Building/ Planning	Standard	

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DURING CONSTRUCTION				
	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.			
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	

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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	

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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	

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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.	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: 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	All	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	City's computer system.			

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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	

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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	