

RESOLUTION No. 2016-P008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2016-0035-ASPR, AND TENTATIVE PARCEL MAP P2016-0035-TPM TO ALLOW THE CONSTRUCTION OF THREE ATTACHED CONDOMINIUM UNITS AT 3873 BENTLEY AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

(Administrative Site Plan Review, P2016-0035-ASPR;
Tentative Parcel Map, P2016-0035-TPM)

WHEREAS, on February 29, 2016, Abraham Zerehi (the “Applicant” and “Owner”) filed an application for an Administrative Site Plan Review and Tentative Parcel Map to construct and create three (3) attached condominium dwelling units on three new lots within one existing residential lot (the “Project”). The Project site is legally described as Lot 67 of Tract No. 10356 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. Administrative Site Plan Review, P2016-035-ASPR, for the construction of the proposed two-story, 3-unit 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, P2016-035-TPM, to create a three (3) condominium airspace units subdivision, and;

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

1 WHEREAS, on June 22, 2016, after conducting a duly noticed public hearing on the
2 subject application, including full consideration of the application, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission (i) by a vote
4 of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental
5 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
6 impacts; (ii) by a vote of _ to _, conditionally approved Administrative Site Plan Review, P2016-
7 0035-ASPR; and Tentative Parcel Map, P2016-0035-TPM;

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

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

13
14 **Administrative Site Plan Review**

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

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

23 The general layout of the project is consistent with standards of development and intent of
24 the Residential Medium Density Multiple Family (RMD) zoning district. The project is
25 proposing 3 units at a density of 1 unit per 1,500 square feet lot area, consistent with the
26 density of the RMD zone. The project complies with all setback requirements, providing 13
27 ft. 3 in. setback in the front yard on the first story and 12 ft. setback on the second story, 5
28 feet setback in the side yard, and 5 feet setback in the rear abutting an alley. The project
29 is 24 ft. high and complies with the maximum height of 30 feet in the RMD zone. The
project meets the minimum required livable area of 900 square feet for a two-bedroom unit,
and 1,100 square feet for a three-bedroom unit. The project incorporates 1 private balcony
for each of the units to meet the private open space requirement, and an additional balcony
for unit 3. Each of the balconies facing Matteson Avenue is 100 square feet. A smaller
balcony of 32 feet is provided at the northeast corner of the building. The balconies facing

1 Matteson Avenue project the maximum 1ft. 6in. into the required setbacks. The project
2 meets the parking requirement for a multi-family project by providing 2 enclosed parking
3 spaces per unit, for a total of 6 spaces. Units 1 and 2 each has an individually accessed
4 parking garage accessed off the alley, and spaces parked in tandem. Unit 3 has a double
5 wide parking garage accessed off the Bentley Avenue. No guest parking spaces are
6 required for a multi-family project less than 4 units. By providing the required parking
7 spaces on site, the project minimizes the impact of occupant parking on the street.
8 Therefore, the project is consistent with the purpose and intent of the Site Plan Review,
9 and with all applicable development standards.

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

11 The architectural design of the project is in scale and compatible with the character of the
12 neighborhood. The project has provided a vicinity map demonstrating that the project is
13 within the range of the neighborhood's various front yard setbacks, lot coverage, and
14 building height. The project proposes 3 units at 12 feet front setback, 24 feet in height, and
15 68% lot coverage. The project is proposing a development that is permitted by code and
16 compatible with the existing neighborhood because it falls within the range of site data
17 surveyed and reduces the building height to minimize incompatibility with exiting
18 neighborhood.

16 The building is smooth stucco in a palate of grey, light grey, and white. Aside from the use
17 of stucco and color on the building, the project utilizes wood-like ceramic tiles to accent the
18 building on Bentley Avenue, Matteson Avenue, and interior side. Units 1 and 2 have main
19 entrances in a recessed corridor facing Matteson Avenue; unit 3 has a main door facing
20 Bentley Avenue. Each of the units incorporate a small private balcony on the second floor
21 facing the street so that they pose minimal impact to abutting neighbors. No roof decks are
22 proposed on the structure which should not cause any concerns in regards to privacy and
23 noise for abutting neighbors. Although the project architectural style is more modern than
24 the traditional bungalows on the street, the City remains impartial to architectural style and
25 finds the projects scale to complement the surrounding neighborhood.

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

27 The submitted preliminary landscape plan integrates a landscape palate of marathon grass,
28 jasminoides, 15 gallon purpurea hedges throughout the site, and one 24in. box multi-trunk
29 olive tree in the front yard. The project will also plant new street trees in the new parkway

1 per the direction of the Public Works Department and the City's Street Tree Master Plan.
2 The proposed landscape creates visual relief to the project site and maintains as much of
3 the front yard as possible as landscape.

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

8 The proposed buildings comply with the minimum required setbacks and are below the
9 maximum allowed height, so as to not impact the use, privacy, and enjoyment of
10 neighboring residential properties. The Project is compatible with surrounding residential
11 uses, which include 1 and 2 story single and multi-family residential dwellings. The project
12 will not produce any vehicular or pedestrian hazards because it provides adequate onsite
13 circulation and parking in compliance with all zoning code requirements. There are no off-
14 site circulation hazards because the Project access point is designed in the same manner
15 as similar developments seen in the surrounding neighborhood.

16 The design and layout of the proposed project will not interfere with the use and enjoyment
17 of neighboring existing or future development. The Project provides a townhome style
18 development on separate land lots as opposed to the more common condominium type on
19 a common lot with airspace units. The design meets both the specific Code requirements
20 and the spirit and intent of the design guidelines including unit separation, massing towards
21 the center of each unit, and use of materials to create a design transition between buildings
22 on either side of the project site. The project is less dense, has less height, and is fully
23 parked and overall fits exceedingly well with respect to the prevailing scale and
24 development patterns of the neighborhood. The conditions of approval and compliance with
25 all CCMC requirements will ensure that the proposed Project will not be a detriment to the
26 public interest, health, safety, or general welfare, or injurious to persons, property, or
27 improvements in the vicinity and zoning district in which the property is located.

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

32 The site is located in an existing urbanized neighborhood, and is currently developed with
33 a single family dwelling and detached garage. Existing public utilities and infrastructure are
34 adequate to support the project net increase of 2 units on the lot. The project is required to
35 upgrade some infrastructure including Public facilities to the site currently exist. The
36 proposed project and resulting net new 2 units are not anticipated to require new public
37 facilities. Upgrades to the existing facilities if required, can be provided. Further, the
38 existing and proposed public service facilities necessary to accommodate the project such
39 as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm
40 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public

1 utilities are adequately provided as confirmed by the City agencies that reviewed the project
2 during the interdepartmental review process.

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

5 The proposed construction of 3 new detached residential dwellings will result in 2 net new
6 units at a density consistent with the General Plan's Medium Density Multiple Family Land
7 Use designation. The Project is also consistent with the goals of the General Plan,
8 specifically, Objective 2, which calls for the retention and creation of housing throughout the
9 City and the encouragement of multiple-family housing opportunities within neighborhoods
10 designated for this development type. Based on review of the Project plans, the proposed
11 residential development is not anticipated to result in any significant impacts on surrounding
12 uses or to be inconsistent with the goals of the General Plan. Furthermore, the addition of
13 2 net units will count toward meeting the Regional Housing Needs Assessment (RHNA)
14 allocation for Culver City and will be consistent with the goals and objectives of the Housing
15 Element specifically, Objective 2, which calls for opportunities for developing a variety of
16 housing types while protecting the character and stability of existing Culver City
17 neighborhoods. There is no applicable Specific Plan for this area and the project is
18 consistent with the Gateway Neighborhood Design Guidelines.

19 **Tentative Parcel Map**

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

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

24 The proposed division will create 3 small lots for 3 detached townhome style units within
25 one conforming standard land lot allowing separate ownership opportunities of the units.
26 Per Section 17.210.020 – Table 2-4, Residential District Development Standards (RLD,
27 RMD, RHD), the RMD Zone permits up to 4 units to be developed on the subject property,
28 based on the allowance of 1 unit per 1,500 square feet of net lot area. Accordingly, the
29 subdivision component of the Project will not increase 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.**

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

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

9 CCMC Section 17.210.020 requires minimum lot dimensions of fifty (50) feet in width and
10 100 feet in depth, and a minimum lot area of 5,000 square feet or the average area of
11 residential lots within a 500-foot radius of proposed subdivision, whichever is greater, and
12 further notes condominium, townhome, or planned development projects may be
13 subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area
14 determined through the subdivision review process, provided that the overall development
15 site complies with the minimum lot size requirements of the Chapter. The Project site
16 measures 50 ft. by 135 ft. and will after a 10 foot dedication, measure 125 ft. in width for a
17 net total of 6,250 square feet, consistent with the parcels on the subject block. Within this
18 standard lot 3 smaller parcels will be created for 3 townhome style units which is allowed
19 as noted above. Thus, the project site conforms to the provisions of the Zoning Code. In
20 addition, review of the tentative parcel map by the Public Works Department has found the
21 map in substantial conformance with the City's requirements.

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

24 The proposed development has vehicular access by means of a driveway apron directly
25 adjacent to Duquesne Avenue which is an existing public right-of-way abutting the easterly
26 (front) property line. The individual lots and corresponding dwelling units and assigned
27 parking areas within the site will be accessed by means of a 12 foot wide easement for
28 common use driveway purposes on the south side. A 5 foot wide common use pedestrian
29 easement on the north side will directly abut Duquesne Avenue and an additional 3 foot
30 wide common use pedestrian easement will be located on the south side, thereby
31 connecting units with the public right-of-way. The Project site provides adequate onsite
32 circulation and parking, in compliance with the Zoning Code.

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

35 Following review of the tentative parcel map by the Public Works Department, it has been
36 conditioned that the applicant submit a Site Improvement Plan which shall include detailed
37 on-site drainage and grading of the site indicated by topographical lines and spot elevations.
38 Said plan will be required to meet the requirements of this finding. Further, the proposed
39 division is for townhome style lots within the project lot with secured appropriate easements
40 allowing drainage across the individual lots within the project lot and is designed such that

1 the drainage is not impeded. The conditions of approval will ensure the proposed project
2 will be in conformance with this required finding prior to any final approval of the proposed
3 division.

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

6 Located within an existing urbanized residential neighborhood, the proposed division is
7 provided access by means of the existing public right-of-way, Duquesne Avenue. Following
8 Public Works review of the tentative parcel map, it was found that there is a requirement to
9 widen Duquesne Avenue by 10 feet and the map will secure this dedication as well project
10 conditions requiring the dedication. Further, there were no items of potential interference
11 identified between the proposed division and any known street Master Plan highway.

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

14 The existing parcel is currently developed with a single family dwelling and has easements
15 located to provide various utilities to the site. The proposed subdivision will not encroach
16 into or interfere with these existing easements. Further, the site layout is designed such
17 that the proposed lots and associated dwelling units are located to allow access and open
18 space whereby future required easements may be adequately placed.

19 **Tentative Parcel Map Exception**

20 As outlined in CCMC Section 15.10.085, the following findings for a Tentative Parcel Map
21 exception to the requirement for street frontage as outlined in CCMC Section 15.10.700.C. are
22 hereby made:

23 **A. The conditions affecting the property warrant and require that an exception be made.**

24 The CCMC Zoning Code requires a minimum lot area of 5,000 square feet or the average
25 area of residential lots within a 500-foot radius of proposed subdivision and further states
26 that condominium, townhome, or planned development projects may be subdivided with
27 smaller parcel sizes for ownership purposes, with the minimum lot area determined through
28 the subdivision review process. The overall project will maintain its current 6,750 square
29 foot lot area with a reduction to 6,250 square feet after a 10 dedication for future widening
of Duquesne Avenue. The overall 50 foot lot width will not change and the overall lot length
of 135 feet will be reduced to 125 feet after the 10 foot dedication noted above. Through
the subdivision process 3 small land lots for townhome style development will be created
within the existing conforming lot.

However the middle and rear lot will not have the City Subdivision standard minimum street
frontage of a 10 feet stem each (for adjoining lots that provide street frontage through a
stem or flag (CCMC Section 15.10.700.C). The project is providing a 12 foot wide driveway
easement for all three lots on which the dwellings will be located similar to a standard

1 condominium or townhome development wherein all three units are attached. This project
2 is consistent in design and function with condominium and attached townhome
3 developments. The key difference is that each resident will own the dwelling as well as the
4 land around it as opposed to all 3 residents owning the land around the dwellings in
common. The 50 foot lot width does not allow for two 10 foot wide stems because the
driveway would be 20 feet, diminishing the ability to provide a viable living space.

5 **B. The exception being made is not an exception to any requirement of the Subdivision
6 Map Act.**

7 The exception does not violate the Subdivision Map Act because a 12 wide easement for
8 common driveway purposes is provided assuring public right-of-way access for each lot
within the development.

9 **C. The Exception will not be materially detrimental to the public welfare nor injurious to
10 the property or improvements in the immediate vicinity.**

11 All required subdivision findings can be made for this project and all required vehicular,
12 pedestrian, and utility/drainage easements will be made a part of the final map assuring all
13 3 lots have required accesses to the public right-of-way. This Exception will not be
14 materially detrimental to the public welfare nor injurious to the property or improvements in
the immediate vicinity.

15 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
16 Commission of the City of Culver City, California, hereby approves Administrative Site Plan
17 Review, P2015-0122-ASPR and Tentative Parcel Map, P2015-0122-TPM, and recommends
18 that the City Council approve an exception to CCMC Chapter 15.10:Subdivisions, Section
19 15.10.700.C requiring lot frontage along a dedicated public street, subject to the conditions of
20 approval set forth in Exhibit A attached hereto and incorporated herein by this reference.
21

22 APPROVED and ADOPTED this 9th day of April, 2016.
23

24
25
26
27 _____
28 KEVIN LACHOFF, CHAIRPERSON
29 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

Attested by:

Yvonne Hunt
Administrative Secretary

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on the 3-unit condominium subdivision (the "Project"), for the property located at 3873 Bentley Avenue (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.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	
6.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
7.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
8.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
9.	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	
10.	Five (5) new 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/ Special	
11.	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	
12.	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	
13.	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	
14.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable	Building/ Fire	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	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.			
15.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
16.	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	
17.	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	
18.	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	
19.	<p>The following conditions are made per City's landscape architect:</p> <p>Landscape: All landscape designs and installations must be compliant with updated AB 1881, and City standards, whichever is more stringent.</p> <p>A separate irrigation meter shall be installed.</p> <p>Irrigation controller (new and/or existing) shall be a weather station based et controller with rain shut off and rain delay, and rain sensor installed.</p> <p>Irrigation system shall be equipped with a master valve, flow sensor and pressure regulator to prevent water waste.</p>	Parks	Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>Irrigation heads shall be equipped with low volume distribution type nozzles, including any existing nozzles shall be retrofitted.</p> <p>Control valves shall be equipped with a pressure regulator.</p> <p>Any median less than 10 feet wide shall use drip irrigation or bubblers. Overhead spray heads are no longer allowed.</p> <p>Mawa (maximum applied water allowance) and etwu (estimated total water use) calculations shall be calculated to determine the annual water usage.</p> <p>The requirements are specific for residential and commercial, based on the size of the property. Both these projects require compliance.</p> <p>All landscape drawings shall be performed by a licensed landscape architect, signed, stamped and dated.</p> <p>More information can be found at http://www.water.ca.gov/wateruseefficiency/landscape/</p>			

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
20.	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	
21.	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	
22.	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. All irrigation system shall include a timer and rain sensor.	Planning/ Parks & Rec.	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
23.	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	
24.	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	
25.	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	
26.	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	Planning/ Public Works	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	<p>submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <ul style="list-style-type: none"> 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. 			

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
27.	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	
28.	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	
29.	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	
30.	The overall building permit application shall submit 5 sets architectural, 2 sets structural drawings and calculations, 2 sets geotechnical report, 2 sets energy forms, and 3 sets landscaping/irrigation drawings, and 2 sets	Building	Standard/ Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	mechanical, electrical, and plumbing permit applications. Additional plan check fee for a contract structural review of the building may be required.			
31.	All garages shall be 1 hr. rated to all other areas. Each unit shall be 1 hr. rated to every other unit. Provide UL details for all floor, wall, ceiling, etc. 1 hr. ratings and all proposed rated penetration details. All paths of egress 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. The north wall of the building if within 5 ft. of the property line shall be 1 hr. rated.	Building	Standard/ Special	
32.	Tempered or laminated glazing shall be specified at all hazardous locations	Building	Standard/ Special	
33.	The construction permit application review time shall be a minimum of 20 City working days and may be extended at the option of City staff.	Building	Standard/ Special	
34.	Provide a Culver City CalGreen checklist and a Culver City Green Building Program checklist on the construction permit drawings	Building	Standard/ Special	
35.	All trucks driving to the job-site shall obtain Culver City haul route permits from the Engineering Division.	Building/ Engineering	Standard/ Special	
36.	A project kick-off meeting must be held prior to issuance of the overall building permit, the field superintendent shall attend.	Building	Standard/ Special	
37.	Remove all existing driveway approaches and construct new drive approach per the latest edition of the American Public Works Association (APWA) Standard Plans or City's Standard High Speed Approach and ADA compliant. This will require a separate permit through the Engineering Division.	Engineering	Standard/ Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
38.	Construct new 5-foot wide concrete sidewalk, curb, and gutter along entire project property frontage per the latest edition of the American Public Works Association (APWA) Standard Plans. This will require a separate permit through the Engineering Division.	Engineering	Special	
39.	Place handicap ramp at the northwest corner of Bentley/Matteson according to APWA standards.	Engineering	Special	
40.	Applicant shall pave the alley from the project's northern most frontage to across Matteson Avenue. Applicant shall submit an off-site improvement plan to Engineering Division for review and permitting for all off-site improvements.	Engineering	Special	
41.	Four (4) sets of Civil Plans (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.	Engineering	Standard	
42.	Four (4) 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 Plans shall include all proposed improvements off-site, detailed off—site drainage system, all existing utilities and its point of connections, and proposed sewer and storm drain lines (if any).	Engineering	Standard	
43.	Provide Geotechnical report and hydrologic study.	Engineering	Special	
44.	Pay an initial plan check fee in the amount of \$750.00 upon submittal of the Civil Plans (Site Improvement/off-site improvement plans) plan	Engineering	Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
	review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of fees and charges.			
45.	Due to the 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.	Engineering	Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
46.	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	
47.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
48.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
49.	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	
50.	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	
51.	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	
52.	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	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
53.	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	
54.	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	
55.	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 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	Building/ Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
56.	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	
57.	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	
58.	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	
59.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access	Building/ Public Works	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	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.			
60.	The construction contractor shall advise the Public Works inspector of the construction schedule and shall meet with the inspector prior to commencement of work.			

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
61.	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 March 10, 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	
62.	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	
63.	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	
64.	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	All	Standard	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	<p>and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>			
65.	<p>Prior to issuance of 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.</p>	Public Works	Special	

EXHIBIT A
 RESOLUTION NO. 2016-P008
 P2016-0035-ASPR/P2016-0035-TPM
 3873 Bentley Avenue

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 June 22, 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	

EXHIBIT A
RESOLUTION NO. 2016-P008
P2016-0035-ASPR/P2016-0035-TPM
3873 Bentley Avenue

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	