

RESOLUTION NO. 2016-P017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE MAP AMENDMENT, P2016-0087-ZCMA AND DENSITY AND OTHER BONUS INCENTIVES, P2016-0087-DOBI; AND (2) APPROVING SITE PLAN REVIEW, P2016-0087-SPR AND ADMINISTRATIVE MODIFICATION, P2016-0087-AM FOR A PROPOSED MIXED USE PROJECT CONSISTING OF A 5-STORY BUILDING WITH 15 RESIDENTIAL DWELLING UNITS ABOVE 14,364 SQUARE FEET OF COMMERCIAL SPACE, AND GROUND FLOOR AND SUBTERRANEAN PARKING AT 3434 WESLEY STREET IN THE INDUSTRIAL GENERAL (IG) ZONE.

(Zoning Code Map Amendment, Site Plan Review, Density and Other Bonus Incentives, and Administrative Modification,
P2016-0087-ZCMA/DOBI/SPR/AM)

WHEREAS, on October 28, 2015, Pine, LLC (the "Applicant") filed a Zoning Code Map Amendment (ZCMA), Density and Other Bonus Incentives (DOBI), Site Plan Review (SPR) and Administrative Modification (AM) application to allow a mixed use project consisting of 15 residential dwelling units above 14,364 square feet of commercial space, and surface and subterranean parking to include 69 spaces (the "Project") at 3434 Wesley Street and is legally described as Lot 20 and 21 of Tract No. 3772 in the City of Culver City, County of Los Angeles, State of California (the "Project Site").

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

1. Zoning Code Map Amendment: To change the zoning of the Project Site from Industrial General (IG) to Commercial General (CG);
2. Density Bonuses and Other Bonus Incentives: To ensure implementation of State law requirements for density bonuses and other bonus incentives and the goals and policies of the Housing Element of the City's General Plan;

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

5 4. Administrative Modification: To ensure that reduction in the width requirement of
6 six parking spaces by up to 10% complies with all applicable required standards and City
7 ordinances, and to establish conditions of approval to ensure such modification is compatible
8 with the Project site and surrounding area; and;

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11 WHEREAS, on October 26, 2016, after conducting a duly noticed public hearing on the
12 subject applications, including full consideration of the applications, plans, staff report,
13 environmental information and all testimony presented, the Planning Commission (i) by a vote
14 of __ to __, adopted a Categorical Exemption, in accordance with the California Environmental
15 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
16 impacts; and (ii) by a vote of __ to __, conditionally approved Site Plan Review P2016-0087-
17 SPR and Administrative Modification P2016-00087-AM; and (iii) by a vote of __ to __,
18 recommended to the City Council approval of Zoning Code Map Amendment, P2016-0087-
19 ZCMA, and Density and Other Bonus Incentives, P2016-0087-DOBI, as set forth herein below.

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

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

26 **Zoning Code Map Amendment:**

27 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for a Zoning
28 Code Map Amendment are hereby made:

1 **A. The proposed amendment ensures and maintains internal consistency with the**
2 **goals, policies, and strategies of all elements of the General Plan, and, in the case**
3 **of a Zoning Code amendment, will not create any inconsistencies with this Title;**

4 The Zoning Code Map Amendment to change the zoning on the subject property from
5 IG to CG not only allows the use of a mixed-use project, but ensures the consistency of
6 the Zoning Map and General Plan. Zoning Code Section 17.200.015.C states that the
7 Zoning Map shall implement the General Plan. The zone change to CG will be
8 consistent with the General Plan land use designation of General Corridor and therefore
9 implement the General Plan. In addition, the zone change will allow the proposed mixed
10 use development which pursuant to Zoning Code Section 17.220.015 and 17.230.015,
11 is permitted in the CG zone but not the IG zone.

12 **B. The proposed amendment would not be detrimental to the public interest, health,**
13 **safety, convenience or welfare of the City;**

14 The Zoning Code Map Amendment would not be detrimental to the public interest,
15 health, safety, convenience, or welfare of the City. The zone change to CG will allow
16 the proposed mixed use development and will be consistent with uses in the vicinity of
17 the Project site. Many of the former industrial, manufacturing and auto related uses in
18 the neighborhood have changed over the past 10 years consistent with the City's TOD
19 land use goals for the area including the promotion of mixed use and higher residential
20 density around the Expo line station in order to address local and region wide
21 sustainability, transit and air quality goals. These adjacent uses include an architectural
22 design office at 3440 Wesley Street to the south on the site of a former auto body shop;
23 and creative office uses at 3431 Wesley Street across the street in a former
24 manufacturing building; as well as the Access Culver City Project, a new mixed-use
25 development of 115 units with ground floor retail and commercial uses at 8770
26 Washington Boulevard on the site of a former lumber supply company. In addition,
27 other properties in the vicinity are being planned for change of uses from industrial and
28 auto related uses to residential, office, and retail uses.

29 **C. The proposed amendment is in compliance with the provisions of the California**
Environmental Quality Act (CEQA);

No new significant information has been found that would impact the environmental
analysis for the Culver City General Plan Update Program EIR (PEIR 1, September
1996), which designated the subject site for General Corridor land uses consistent with
the proposed Commercial General (CG) zoning designation and therefore no new
environmental analysis is required for the subject Zoning Code Map Amendment
pursuant to Sections 15162 and 15168 of the California Environmental Quality Act
(CEQA).

D. The site(s) is physically suitable (including access, provision of utilities,
compatibility with adjoining land uses and absence of physical constraints) for
the requested zoning designation(s) and anticipated land use development.

1 The Project site is physically suitable to be zoned CG and for a mixed-use development.
2 The Project site is 15,000 square feet in lot area, and has 100 feet of street frontage at
3 the front of the lot. The applicant will provide all utilities as part of the Project and any
4 street and sidewalk repairs as required by the Public Works Department. The Project
5 site meets the requirements for a mixed-use project by having a minimum lot width of
100 feet for a lot over 10,000 square feet. The Project has addressed all requirements
from the City during project review.

6 **Density and Other Bonus Incentives:**

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

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

11 This Project is consistent with the General Plan Housing Element which calls for an
12 increase in the City's housing stock, especially affordable housing. The City's allocation
13 for the current California State Regional Housing Needs Assessment (RHNA) cycle is
14 185 units. Of those 185 expected units, 24 are targeted for very low income households
15 and 77 are targeted for market rates. This Project will address a portion of Culver City's
16 share of the RHNA by constructing 14 market rate units and one very low income
17 affordable units. The Project is consistent with Housing Element Objective 2 – Housing
18 Supply/Policy 2.D – because it will promote mixed use residential development in an
19 area that allows mixed use. The Project is consistent with Objective 3 of the Land Use
20 Element which encourages affordable housing because the Project is providing one
21 very low income affordable unit. The granting of a density increase is consistent with
22 Land Use Element Policy 3.A and Housing Element Policy 3A that call for providing
incentives for the development of new affordable housing consistent with State Density
Bonus Law. The Project is consistent with Housing Element Policy 3.B which calls for
support of affordable housing development by private developers. The Project is
consistent with General Plan Housing Element Measure 4.A. which calls for the City to
work with developers who wish to process Density and Other Bonus Incentives
applications.

23 Further, the density increase that results in three additional units over the base density
24 including one very low income unit is consistent with state and local laws and policies
25 as noted above. The density increase is consistent with expected thresholds of
26 development and build-out projections as delineated in the General Plan Land Use
Element, the SCAG 2016-2040 RTP/SCS, the SCAG/HCD Regional Housing Needs
Assessment for the 2013-2021 Housing Cycle, and the SCAQMD 2012 AQMP.

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

4 The Project will not be detrimental to the public interest, health, safety, or general
5 welfare, or injurious to persons, property, or improvements in the vicinity and the CG
6 zone. No off-site circulation hazards are presented by the proposed Project since
7 access points are designed to ensure elimination of conflicts between vehicles entering
8 the surface parking and vehicles entering the subterranean parking. Adequate
9 sidewalks, elevators, and interior courtyards and walkways assure pedestrian access
10 that is separated from the vehicular access points. The site's immediate vicinity is
11 comprised of mix of commercial, industrial and a new mixed-use development of 115
12 dwelling units and 31,000 square feet of commercial uses. The Project incorporates
13 uses that are compatible with adjacent properties and is not injurious to the general
14 welfare.

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

17 The total number of 15 dwelling units can be accommodated by existing and planned
18 infrastructure. Wesley Street is a 50-foot right-of-way and 36-foot roadway; Washington
19 Boulevard is a 100-foot right-of-way and 76-foot roadway at that intersection. The City
20 Traffic Engineer has reviewed the Project and determined that based on the square
21 footage and proposed uses in the Project, there is less than significant impact to the
22 traffic and no traffic study is required. All other utilities and infrastructure are to be
23 improved by the applicant.

24 **D. Adequate evidence exists to ensure that the development of the property would**
25 **result in the provision of affordable housing in a manner consistent with Cal.**
26 **Gov't Code § 65915, or as may be amended, and the purpose and intent of this**
27 **Title.**

28 The applicant is requesting a density increase of 22.5% of the base density of 35
29 dwelling units per acre or 22.5% of 12 units to provide 3 additional units. Per California
Government Code Section 65915, the Project is required to provide 6% of the 12 units,
which equals 1 unit as a very low-income unit to gain a density bonus of three additional
units. The proposed Project conforms with all State requirements to be eligible for
density bonus. The covenant requiring affordability for 55 years will be a Project
condition. Adequate evidence exists to ensure that the development of the property
would result in the provision of affordable housing in a manner consistent with
Government Code, Section 65915.

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

As part of the approval of the density bonus, the Project must also continue to provide the very low-income unit affordable for a minimum of 55 years at a rental rate that is defined in Section 50053 of the State Health and Safety Code. A covenant shall be recorded on the property to place restrictions on the affordable unit and enforced by the City's Housing Division to ensure conformance with State laws.

Site Plan Review:

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

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

The Project does not exceed the maximum height of 56 feet in the CG zone and is designed with staggered heights through the design of two floors of commercial space and three floors of residential units. The first floor gallery space and second floor creative office space goes up to a height of 27 feet at the street wall; the third floor residential level steps back nine feet to a height of 38 feet; the fourth floor residential level steps back 60 feet to a height of 47 feet with the mezzanine level stepping back 112 feet and topping out at 56 feet in height. The third, fourth, and fifth floors are composed of a mix of studios, one, and two-bedroom units. Because the Project is not adjacent to any residential zones, the Project is not required to provide additional setbacks on the sides, rear, or upper floors.

The building's street wall on the ground floor is set back by nine feet from the property line to create an arcade type effect to accentuate the front of the gallery space and lobby and increase the amount of pedestrian frontage. The Project ground floor setbacks include the addition of special paving and other pedestrian amenities including benches, landscaping and bike racks to enhance the pedestrian experience. The additional setbacks are recommended now as a standard feature of new transit oriented mixed use developments in the TOD District to ensure a good pedestrian orientation.

The second story wall projects out to the property line, with a 4-foot balcony that projects over the property line. The balconies results in a covered area over the ground floor pedestrian area up to 13 feet in depth. Combined with the 7-foot-wide sidewalk, the pedestrian area on the ground level totals 16 feet in depth providing opportunities for outdoor dining, bike parking, and other active and passive pedestrian uses. This exterior arcade, created by the recessed street wall and balcony overhang will create a pedestrian friendly environment at the street front consistent with the mixed use development standards.

1 The Project's commercial component, which includes a gallery, café, and creative office,
2 is parked at 1 space per 350 square feet. The Project is required 41 commercial spaces,
3 but provides a total of 44 commercial spaces on the ground floor, P1, and P2, netting
4 an additional three spaces. The Project's residential component is parked at one space
5 for every studio or one-bedroom unit up to 900 square feet; and 2 spaces for every unit
6 over 900 square feet. The Project provides the 22 residential parking spaces on P3
7 behind a gate that will only allow access by tenants. 12 of the spaces are provided in
tandem for six of the seven units that require two parking spaces. One additional guest
space is required for every four units. For 15 units, a total of three guest spaces are
required. The Project provides three spaces that will be reserved for residential guests
on the ground floor.

8 Parking garage access is provided through two staircases and an elevator in the center
9 of the building. Residential reserved spaces are separated from the commercial
10 spaces. Residential guest spaces are provided on the ground floor. Based on the
11 above the Project provides the necessary parking spaces and parking circulation design
to meet the requirements of the Zoning Code.

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

17 The Project's architectural design focuses on the shape of the entire building instead of
18 facades. The massing is stepped back and higher in the rear than in the front to match
19 the scale of the buildings on the small cul-de-sac. A white metal panel skin emphasizes
20 the bold and porous form of the building. On the north and south elevations, the
21 perforated and solid metal panels have a unique vertical pattern. This panel pattern
wraps around the corners of the envelope and expands and contracts throughout the
east and west elevations to create a rhythm and shadow that changes with the sun,
giving texture to the building. The panels also offer varying degrees of transparency
and perforation to further articulate the texture of the building.

22 The architectural design of the building, the massing, materials and colors are
23 compatible with the scale and character of the surrounding development and fit
24 contextually with the design of the surrounding commercial, industrial and high density
25 residential uses which are characterized by bold box-like shapes and include varying
façade finishes including metals, stucco, and brick.

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

1 **with all applicable development standards and design guidelines.**

2 The landscape design for the Project emphasizes a California drought tolerant plant
3 palette with a variegated paving pattern which enlivens the streetscape and terraces of
4 the Project. As seen from Wesley Street and the Expo Line, the landscape features
5 bright, sculptural accents, placed on a surface of hexagonal pavers that range in color
6 from green to yellow to white. The streetscape allows for a social space to overflow
7 from the gallery and café programs with fixed seating, bike parking, and planting. The
8 upper common terraces feature a gradient of textural plantings that emphasize
chartreuse accents and frame the shared residential terraces. A 3,040-square-foot
common roof deck is provided as open space for all the residents. Each unit also has
a minimum of 65 square feet of balcony space or about 200 square feet of semi-private
lounge space next to each unit.

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

13 The design and layout of the proposed Project will not interfere with the use and
14 enjoyment of neighboring properties. No portion of the building interferes with abutting
15 properties. No construction work will be done through the use of abutting properties
16 during development. A construction management plan will be reviewed by Planning,
Engineering, and Building and Safety Divisions to ensure any potential impacts caused
by the Project during construction will be mitigated to a less than significant.

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

22 The existing and proposed public service facilities necessary to accommodate the
23 Project such as: the width and pavement of the adjoining streets, traffic control devices,
sewers, storm drains, sidewalks, street lights, proposed street trees, fire protection
devices, and public utilities are provided for adequately as confirmed by the City
agencies that reviewed the Project during the interdepartmental review process.

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

26 The Project is consistent with the General Plan and General Corridor Land Use
27 Designation, which is intended to support desirable existing and future neighborhood
28 and community serving commercial uses, and limited medium-density housing
29 opportunities compatible with adjacent residential neighborhoods. Pending the Zoning
Code Map Amendment, mixed-use development would be a permitted use at the Project

1 site under the CG zone, which appropriately implements the General Corridor
2 Designation, and is subject to the standards of development outlined in CCMC Section
3 17.400.065.

4 **Administrative Modification:**

5 As outlined in CCMC Title 17, Section 17.550.020, the following required findings for an
6 Administrative Modification are hereby made:

- 7 **A. The strict application of the applicable development standard creates an
8 unnecessary, involuntarily-created hardship, or unreasonable regulation that
9 makes it obviously impractical to require compliance with the development
10 standards.**

11 Due to physical limitations of the lot and the structural requirements of the subterranean
12 parking garage, the required 8'-6" width of six parking spaces cannot be met. The
13 spaces widths are reduced from 8'-6" to 7'-10"; no changes to the length are proposed.
14 These six reduced width spaces are located at the outer edges of the subterranean
15 parking structure and will allow for adequate vehicle maneuvering and will avoid conflict
16 with the mechanical gate that separates residential from commercial spaces.

- 17 **B. Approval of the Administrative Modification would not be detrimental to the
18 public health, interest, safety, or general welfare, and would not be detrimental or
19 injurious to property or improvements in the vicinity and in the same zoning
20 district.**

21 Approval of the Administrative Modification would not be detrimental to the public health,
22 interest, safety, or general welfare as the minor adjustment to the parking space width,
23 does not affect properties outside of the Project site or endanger the public. The
24 proposed development Project will comply with all other applicable Zoning Code
25 standards. Therefore, the requested Administrative modification will not be detrimental
26 or injurious to property or improvements in the vicinity and in the same zoning district.

- 27 **C. The project is consistent with the General Plan and complies with all other
28 applicable provision of this Title.**

29 The administrative modification to reduce the width of parking spaces does not
significantly alter the Project to affect its compliance with the General Plan or Zoning
Code. The mixed-use Project meets the parking requirements, density, setbacks,
height, and other zoning code standards. The Project is also consistent with the intent
of the General Corridor Land Use Designation. Further, The General Plan Land Use
designation for the site is General Corridor, which is intended to allow mixed use
projects. The proposed AM will not create an operation inconsistent with this goal. In
addition, the overall development is consistent with the General Plan goals to support
desirable existing and future neighborhood and community serving commercial uses,

1 and limited medium-density housing opportunities compatible with adjacent residential
2 neighborhoods. The proposed Project meets all other applicable Zoning Code
3 requirements, including Section 17.550, which allows an increase or reduction of
4 specified development standards by 10% or less of the required standard.

5 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
6 Commission of the City of Culver City, California, hereby; (i) adopts a Categorical Exemption,
7 in accordance with the California Environmental Quality Act (CEQA), finding the Project will
8 not result in significant adverse environmental impacts; (ii) recommends to the City Council
9 approval of Zoning Code Map Amendment, P2016-0087-ZCMA and Density and Other Bonus
10 Incentives, P2016-0087-DOBI; and (iii) approves Site Plan Review, P2016-0087-SPR and
11 Administrative Modification, P2016-0087-AM, subject to the conditions of approval set forth in
12 Exhibit A attached hereto and incorporated in herein by this reference.
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16 APPROVED and ADOPTED this 26th day of October 2016.
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20 _____
21 DAVID VONCANNON, CHAIRPERSON
22 PLANNING COMMISSION
23 CITY OF CULVER CITY, CALIFORNIA

24 Attested by:
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Yvonne Hunt, Administrative Secretary

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a mixed-use project consisting of 15 residential units including one very low income unit, 14,364 square feet of commercial space, and ground level and subterranean parking totaling 69 parking spaces (the "Project"), for the property located at 3434 Wesley Street (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to	Planning	Standard	

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GENERAL				
	CCMC Chapter 17.300 – “General Property Development and Use Standards”.			
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City’s approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans (“APWA Standards”).	Public Works	Standard	
14.	At the sole cost and expense of the Property	Public	Standard	

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GENERAL				
	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.	Works		
15.	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	
16.	The project is subject to the City’s Washington National Transit Oriented Development District Streetscape Master Plan. A separate streetscape plan for the public right-of-way shall be submitted to the Engineering Division for review, approval, and permitting. The landscaping and streetscape in the public right-of-way shall be separated from onsite irrigation. All required valves and controllers shall be located onsite and be located in an area that is easily accessible to City staff. The irrigation system shall have a Cal-Sense controller and rain sensor with stainless steel enclosures.	Public Works	Special	
17.	The developer shall maintain all landscaping in the public right-of-way in perpetuity. The new street trees installed by the developer shall be guaranteed for a one year period starting after the City accepts all work completed in the public right-of-way.	Public Works	Special	
18.	The existing sidewalk along the project’s frontage shall be removed and reconstructed. A cold joint shall be used to separate the public sidewalk paving and any adjacent onsite concrete paving. All concrete in the public right-of-way shall have a minimum strength of 3250 psi.	Public Works	Special	
19.	Two (2) sets of onsite improvement plans prepared by a civil engineer registered in the	Public Works	Special	

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GENERAL				
	State of California shall be submitted to the Engineering Division for review, approval, and permitting. Among other things, the onsite improvement plans shall include detailed onsite drainage and grading of the site indicated by topographical lines and spot elevations.			
20.	Two (2) sets of offsite 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 within the public right-of-way. Separate plans for street improvements	Public Works	Special	
21.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the onsite improvement and offsite 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	
22.	Concurrent with the submittal of the onsite improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.2 inches of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management	Public Works	Special	

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GENERAL				
	Practice Handbooks". The On Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the building permit.			
23.	Concurrent with the submittal of the on-site improvement plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall be developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The improvement plans shall note that the contractor shall comply with the "California Storm Water Best Management Practice Handbooks." Prior to the start of design of these plans and of necessary reports, the applicant's Civil Engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific and LSWPPP requirements. The Storm Water Pollution Prevention Plan shall be submitted to the Engineering Division prior to any permit issuance. 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.	Public Works	Special	
24.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior	Public Works	Special	

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GENERAL				
	to the issuance of building permits or any construction permits issued by the Engineering Division.			
25.	All public improvements shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy or the Applicant shall post an acceptable form of security.	Public Works	Special	
26.	The Project shall meet all provisions of CCMC Section 7.05.015 -"Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
27.	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	
28.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
29.	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	
30.	Provide a Culver City CalGreen checklist and a Culver City Green Building Program Tier 1 checklist on the construction permit drawings.	Building	Special	
31.	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. The project will be required by the Mandatory Solar Photovoltaic requirement to install 1 kw of solar PV power per 10,000 SF of building area, not including garage	Building	Standard/ Special	

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GENERAL				
	area.			
32.	Building shall have fire sprinklers per NFPA 13. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by Golden State Water Co. and the screening of this device shall be per the Planning Department requirements. A separate permit from the Fire Department is required along with plan review and approval for fire sprinklers, contact the Fire Prevention Division. Minimum density of fire sprinkler system shall be Ordinary Hazard Group I, 0.15 over 1500 square feet.	Fire	Special	
33.	Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a fire hydrant. A new fire hydrant may be required to meet this requirement. Contact Culver City Engineering Division for permits and placement of fire hydrants to maximize on-street parking.	Fire	Special	
34.	<u>Required fire flow:</u> A fire flow requirement of a minimum 2500 gallons per minute from 2-3 adjacent fire hydrants as determined by the Fire Marshal. Any and all upgrades to surrounding water main(s) to meet the minimum required fire flow shall be at the sole cost of the applicant.	Fire	Special	
35.	Provide lighted addresses viewable from the public way.	Fire	Special	
36.	Provide fire sprinkler monitoring and fire alarm system per NFPA 72, fire monitoring system shall be separate from the security system. Photo electric smoke detectors are required in all mechanical, electrical, telephone and similar rooms. Heat detectors shall be provided where the environment is inappropriate for smoke detection. Provide audible visual devices per	Fire	Special	

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	NFPA 72 public mode. Make preparations for connection to all Duct Smoke detection per CCFD regulations and for connection to Class I hood extinguishing systems.			
37.	Trash areas within five feet of the building shall be protected by fire sprinklers.	Fire	Special	
38.	Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. (No foam products shall be used.)	Fire	Special	
39.	Parapets in excess of five feet shall have catwalks, contact CCFD for requirements.	Fire	Special	
40.	Provide a PDF with all "A" Sheets prior to request for Certificate of Occupancy, send PDF to " kenneth.quick@culvercity.org "	Fire	Special	
41.	Provide Knox Box and/or Knox key switches. Motorized access gates to have 'Knox' key switch. Contact CCFD for specific requirements.	Fire	Special	
42.	Provide fire extinguishers, size, location and type shall be approved by Fire Marshal.	Fire	Special	
43.	Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney.	Fire	Special	
44.	Below grade parking structure shall have mechanical smoke exhaust system started by the fire sprinkler system in the garage area.	Fire	Special	
45.	Special submittals for review are required for green building construction. 1 hour construction with fire sprinkler system shall be provided if roof structure has green elements restricting fire fighting operations. Smoke and heat vents may also be required pending review of proposed	Fire	Special	

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GENERAL				
	use.			
46.	All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access.	Fire	Special	
47.	All emergency lights and exit lights shall have self-contained battery backup power.	Fire	Special	
48.	Provide smooth flooring surface at main entrance and elevator lobby's for use fire department emergency equipment. Elevators shall be Gurney accessible.	Fire	Special	
49.	Provide a class III standpipe system in with 2 1/2" and 1 1/2" reducing covers outlets located in each stairwell landing. Locations shall be approved by the fire department.	Fire	Special	
50.	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 Environmental Programs and Operations Division's exclusive franchise for services.	Env. Ops.	Standard	
51.	Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Env. Ops.	Standard	
52.	Project is subject to provide trash enclosure(s)/trash room(s). The standard minimum inside dimensions bin enclosure/trash room for two bins is 10' (depth) x 12' (width) and shall be increased to an additional 40 square feet for each additional bin required with minimum inside depth of 10' shall be maintained. Size of trash enclosure(s)/trash room(s) and number of bins shall be based on the projects' approved Trash/Recycling Management Plan.	Env. Ops.	Standard	

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	The trash enclosure/room shall be constructed with 6"X6" concrete curb around the inside perimeter, 8' concrete loading pad in front of the proposed trash enclosure/trash room, 10' minimum clear opening with gates for bin access, separate pedestrian access door for tenant use, and a minimum of a 1% grade to facilitate drainage. Additional grade may be necessary to include a floor drain that leads to the sanitary sewer for maintenance purposes.			
53.	Secure bicycle parking shall be provided to accommodate a minimum of ten (10) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: Residential - four (4) long-term parking spaces; and, two (2) short-term parking positions. Office/Gallery/Creative Office - two (2) long-term parking spaces; and, two (2) short-term parking positions	Public Works	Special	
54.	The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, and shall be located so they are protected from the weather, easily accessed and visible to from the adjacent parking area in order to promote usage and enhance security. The residential long-term spaces shall be accessible only to the bicycle owners, and not provide access to any other building space. Long-term spaces for the residential and commercial components of the project shall be provided separately. The residential elevator car shall be large enough to accommodate direct ingress/egress of a standard adult bicycle (minimum 6-foot clear with the elevator door closed), and a rider. The short-term spaces shall be provided on the project site using two (2) City approved "Inverted - U" Bicycle Racks. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the	Public Works	Special	

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	main pedestrian entrances to the residential lobby, and the commercial tenant spaces in the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.			
55.	Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to Culver City Public Works Department Christopher Evans, christopher.evans@culvercity.org . The development plans submitted for Building Permit shall provide all detailed information necessary to ensure compliance with these Conditions, including information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.	Public Works	Special	
56.	Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.	Public Works	Special	
57.	Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City	Public Works	Special	

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	Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.			
58.	All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of <u>any</u> Certificate of Occupancy. All required bicycle parking shall be provide free to any building residents, tenants, tenant's employees and/or visitors.	Public Works	Special	
59.	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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60.	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	
61.	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	
62.	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	
63.	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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64.	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	
65.	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	
66.	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	
67.	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	Planning/ Public Works	Standard	

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	excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			
68.	The overall construction permit application drawings shall indicate any construction staging areas proposed. The Engineering Division will require a separate permit for the temporary use of any City right-of-way. Permission to use any	Building/ Public Works	Special	

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	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.			
69.	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	
70.	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	
71.	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	
72.	All paths of egress shall be minimum 2 hour rated on all sides until they daylight at the public sidewalk. All doors as part of the path of egress	Building	Special	

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	of common areas shall swing in the direction of egress. All treads, risers, handrails, etc. for any common area stairway shall be 100% non-combustible construction. On levels 3 and 4, any path of egress 10 feet or less wide shall be minimum 1 hour rated. Any walls within 10 feet of the front stairway shall be minimum 2 hour rated. Eliminate any dead ends over 50 feet in length.			
73.	On level 2, the skylight in the rear shall have a fire door that is UL labeled 1 hour. On level 3, there shall be 2 hour horizontal fire partitions at the areas open to below.	Building	Special	
74.	For construction drawings, provide UL rated details for all rated walls and floors, and UL details of all types of proposed rated penetrations.	Building	Special	
75.	Any trash rooms or service rooms shall be minimum 2 hour rated to all other areas.	Building	Special	
76.	Any sidewalk closing shall require approval of the Culver City Engineering Division. No projects over the right-of-way will be permitted without Engineering Division approval.	Building/ Public Works	Special	
77.	A lot tie covenant shall be recorded with the County of Los Angeles to tie Lot 20 and 21 of Tract No. 3772 so that the two lots are deeded together and cannot be sold separately.	Planning	Special	

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78.	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	
79.	The "Construction Rules Sign" shall also include hours of construction, and mandatory safety clothing.	Building	Special	
80.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
81.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
82.	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	
83.	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	
84.	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	
85.	A licensed surveyor shall monitor the adjacent	Building	Special	

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	properties for any movement on the north and south sides of the proposed project weekly and shall provide a written report weekly to the Building Official during the time of soils excavation, shoring, foundation construction, lower level walls construction, and grade level floor, and walls construction.			
86.	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	
87.	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	
88.	All activity in or around the project site shall start and end within the allowed construction hours. No staging or any other activity shall take place in or around the project site past the allowed construction hours.	Building	Special	
89.	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	
90.	Compliance with the following noise standards	Building/ Planning	Standard	

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	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 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.			
91.	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	Building/ Planning	Standard	

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	that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.			
92.	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	
93.	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	
94.	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	
95.	All trucks driving to the job site shall obtain Culver City haul route permits.	Building	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
96.	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 June 9, 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	
97.	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	
98.	Per CCMC Section 15.06.100 through 15.06.180, the proposed project will trigger the City's Art in Public Places Program (APPP) requirement. The minimum 1% allocation is based on the value as appears on City-issued Building Permits. The applicant has several options for fulfilling the APPP requirement, including commissioning site-specific permanent art, incorporating a cultural facility into the project or paying a portion or all of the APPP allocation to the Cultural Trust Fund. Payments to the Cultural Trust Fund shall be made prior to issuance of any Building Permit for the project; in cases where art is being commissioned for the site or a cultural facility is to be incorporated, this shall be completed prior to issuance of a Certificate of Occupancy.	Cultural Affairs	Special	
99.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as	All	Standard	

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	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 City's computer system.			
100.	As the project nears completion, no partial or grand openings shall be permitted without applying for and gaining approval of a CO and TCO. Do not schedule any partial or full openings or advertise any openings without City approval.	Building	Standard	
101.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, 1 unit within the development for individuals or families or households meeting very low income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and	Planning Housing Auth.	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division and the Housing Authority. The 55 year requirement shall remain in place even if the project is modified from a rental project to a for-sale project.			

EXHIBIT A
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
102.	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 October 26, 2016 , excepted as modified by these Conditions of Approval.	Planning	Standard	
103.	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	
104.	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	
105.	The Housing Authority shall administer the covenant that guaranties the project's 1 affordable housing unit for very low income households. Administration shall include but not be limited to assuring compliance with Federal, State, County, and Culver City affordable	Housing Auth.	Special	

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ON-GOING				
	housing criteria and regulations including maximum rent that can be paid.			
106.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
107.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
108.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	