

1 RESOLUTION NO. 2019-P009

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW
4 P2019-0027-ASPR, AND TENTATIVE PARCEL MAP 82348, P2019-0027-TPM
5 TO ALLOW THE CONSTRUCTION AND CREATION OF FOUR ATTACHED
6 CONDOMINIUM UNITS AT 3873 BENTLEY AVENUE IN THE RESIDENTIAL
7 MEDIUM DENSITY MULTIPLE FAMILY (RMD) ZONE.

8 (Administrative Site Plan Review, P2019-0027-ASPR;
9 Tentative Parcel Map 82348, P2019-0027-TPM)

10 WHEREAS, on February 5, 2019, Urban Design Specialists (the "Applicant"), on behalf
11 of 3846 Bentley Ave Property, LLC (the "Owner") filed an application for an Administrative Site
12 Plan Review and Tentative Parcel Map to construct and create four attached condominium
13 dwelling units on four new lots within one existing residential lot (the "Project"). The Project
14 site is legally described as Lot 11 of Tract No. 10356 in the City of Culver City, County of Los
15 Angeles, State of California; and,

16 WHEREAS, in order to implement the proposed Project, approval of the following
17 applications is required:

18 1. Administrative Site Plan Review, P2019-0027-ASPR, for the construction of a
19 proposed two-story, four-unit, multi-family residential Project, to ensure the Project complies
20 with all required standards and City ordinances and to establish all onsite and offsite conditions
21 of approval necessary to address the site features and ensure compatibility of the proposed
22 Project with the development on adjoining properties and in the surrounding neighborhood, and

23 2. Tentative Parcel Map 82348, P2019-0027-TPM, for the creation of a four
24 condominium airspace units subdivision, to ensure the subdivision complies with all required
25 standards, City ordinances and state law, and;
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1 WHEREAS, pursuant to CEQA Section 15303, Class 3 – New Construction or
2 Conversion of Small Structures, and Section 15315, Class 15 – Minor Land Divisions, the
3 Project is Categorically Exempt; and

4 WHEREAS, on September 25, 2019, after conducting a duly noticed public hearing on
5 the subject application, including full consideration of the application, plans, staff report,
6 environmental information and all testimony presented, the Planning Commission (i) by a vote
7 of ___ to ___, adopted a Categorical Exemption, in accordance with the California Environmental
8 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
9 impacts; (ii) by a vote of ___ to ___, conditionally approved Administrative Site Plan Review,
10 P2019-0027-ASPR; and Tentative Parcel Map 82348, P2019-0027-TPM;

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

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

18 **Administrative Site Plan Review**

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

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

27 The general layout of the Project is consistent with standards of development and intent of
28 the Residential Medium Density Multiple Family (RMD) zoning district. The Project is
29 proposing four units consistent with the density allowed in the RMD zone. The Project
complies with all setback requirements, providing a 15-foot setback in the front yard, a 5-
foot setback in the side yard, and a 5-foot setback in the rear yard abutting an alley. The
Project is 28 feet and 4 inches high and complies with the maximum height of 30 feet in the

1 RMD zone. The Project meets the minimum required livable area of 1,100 square feet for
2 a three-bedroom unit. The Project incorporates one private roof deck for each of the units
3 to meet the private open space requirement. The Project meets the parking requirement
4 for a multi-family project by providing two covered parking spaces per unit plus one guest
5 parking space, for a total of nine spaces.

6 The Project will have adequate vehicular and pedestrian access and the configuration of
7 the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are
8 designed in accordance with all applicable CCMC standards. There are no other applicable
9 design guidelines. The conditions of approval will further ensure all CCMC requirements
10 are met.

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

16 The Project is a contemporary building that contains four attached units. The design
17 provides articulation and second story balconies. The building is finished in a smooth
18 stucco in a palette of grey and white. Aside from the use of stucco and color on the building,
19 the Project utilizes segments of unfinished walnut wood accents, dakota brown veneer
20 stone and dark grey metal trim.

21 The architectural design and layout of the Project is in scale and compatible with the
22 character of the neighborhood. The Project is within the range of the neighborhood's
23 various front yard setbacks, lot coverage, and building height. Overall, the design of the
24 proposed Project is compatible with the architecture and scale of the surrounding
25 neighborhood and is consistent with the zoning standards of the RMD Zone. There are no
26 other applicable design guidelines.

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

The Project proposes various improvements to the site including new landscaping. In
compliance with the CCMC all front, side and rear yards not devoted to paved driveways,
walkways or patios will be provided with landscape. The front yard, exclusive of the area
necessary for vehicular access, will be landscaped, and will include one 36-inch box
marina strawberry tree. The side yards will contain plantings along the walkway and
property line wall that will help to shield adjacent residential properties. Permanent
irrigation will be

provided consistent with State mandates for water conservation. The proposed landscape creates visual relief to the Project site and maintains as much of the front yard as possible as landscape. Complete landscape and irrigation plans indicating planting sizes, spacing, and quantities shall be submitted for review and approval by all applicable divisions/departments prior to installation and final inspection to ensure this meets all Zoning Code requirements and provides a visual relief that also complements the building's colors and materials.

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

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

The use and enjoyment of neighboring development is not negatively impacted or interfered with, as the building is designed in a manner that is sensitive to maintaining the privacy and character of the surrounding neighborhood. The conditions of approval and compliance with all CCMC requirements will ensure that the proposed Project will not be a detriment to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. Further, by providing additional housing in the neighborhood, the Project will serve the public interest and welfare.

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

The site is located in an existing urbanized neighborhood, and is currently developed with a single family dwelling and detached garage. Therefore, public facilities to the site currently exist. It is not anticipated that the proposed Project and resulting additional three (3) units will require new public facilities. If any upgrades to the existing facilities are required, these will be provided. Improvements to the abutting right-of-way, such as new curb and gutter and street repaving, will be implemented per the conditions of approval. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm

1 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public
2 utilities are provided for adequately as confirmed by the City Departments that reviewed the
3 Project during the interdepartmental review process.

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

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

19 **Tentative Parcel Map 82348**

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

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

The proposed subdivision is in compliance with the policies and standards of the City
including the City's General Plan. The Public Works Department has also reviewed the

1 tentative parcel map and determined it will not be contrary to any adopted public
2 improvement plans. There is no overlay or Specific Plan designated for this area, and the
proposed subdivision will not conflict with other adopted plans.

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

5 The General Plan Land Use Element designates the site as Medium Density Multiple
6 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
7 allow multiple family dwellings, and encourage future developments of quality medium
8 density housing. Per CCMC Section 17.210.020, the RMD Zone requires a minimum lot
9 area of 5,000 square feet or the average area of residential lots within a 500-foot radius of
10 proposed subdivision, whichever is greater. This section further notes condominium,
11 townhome, or planned development projects may be subdivided with smaller parcel sizes
12 for ownership purposes, with the minimum lot area determined through the subdivision
13 review process, provided that the overall development site complies with the minimum lot
size requirements of the Zoning Code. The subject site is consistent with the typical parcel
size in the surrounding area and will not be modified as a result of the proposed map.
Therefore, the proposed map is consistent with the applicable general plan, and there is no
applicable specific plan.

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

16 The proposed development has vehicular access by means of a driveway apron directly
17 adjacent to Bentley Avenue. Vehicular access onto the subject site is to be provided by
18 means of a ten (10) foot wide easement for common use driveway purposes. A five (5) foot
19 wide common use pedestrian easement on the east side will directly connect units with the
public right-of-way. The project Site provides adequate on-site circulation and parking, in
compliance with the Zoning Code and each proposed airspace lot will have access to an
existing dedicated street approved by the City.

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

22 Following review of the tentative parcel map by the Public Works Department, it has been
23 conditioned that the applicant submit a Site Improvement Plan which shall include detailed
24 on-site drainage and grading of the site indicated by topographical lines and spot elevations.
25 Said plan will be required to meet the requirements of this finding. The conditions of
26 approval will ensure the proposed Project will be in conformance with this required finding
27 prior to any final approval of the proposed division.
28
29

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

3 Located within an existing urbanized residential neighborhood, the proposed division is
4 provided access by means of the existing public right-of-way, Bentley Avenue to the west.
5 Further, there were no items of potential interference identified between the proposed
6 subdivision and any street or Master Plan highway.

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

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

14 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
15 Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption,
16 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not
17 result in significant adverse environmental impacts; and (2) approves Administrative Site Plan
18 Review, P2019-0027-ASPR and Tentative Parcel Map 82348, P2019-0027-TPM subject to the
19 conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this
20 reference.

21 APPROVED and ADOPTED this 25th day of September, 2019.

22
23
24 _____
25 ANDREW REILMAN - CHAIRPERSON
26 PLANNING COMMISSION
27 CITY OF CULVER CITY, CALIFORNIA

28 Attested by:

29 _____
SUSAN HERBERTSON, SENIOR PLANNER

EXHIBIT A
RESOLUTION NO. 2019-P009
Case No P2019-0027-ASPR/TPM
3846 Bentley Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a four (4) unit airspace condominium subdivision (the "Project"), for the property located at 3846 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 Tentative Map shall expire three (3) years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires.	Public Works	Special	
6.	The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
7.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public	Planning	Standard	

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GENERAL				
	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.			
8.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
9.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
10.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
11.	A minimum of two (2) bicycle parking space per unit shall be provided and continuously maintained within the project.	Planning	Special	
12.	The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.	Planning	Special	
13.	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	
14.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Planning	Special	
15.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Planning	Special	
16.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
17.	All work within the public right-of-way (including	Public	Standard	

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GENERAL				
	but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Works		
18.	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	
19.	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	
20.	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	
21.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided	Public Works	Standard	

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GENERAL				
	within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures			
22.	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	
23.	The applicant shall provide adequate trash and recycling capacity and shall comply with waste diversion goals per Assembly Bills 939, 1826, and 341.	Public Works	Special	
24.	The Project shall meet all provisions of CCMC Section 7.05.015 – “Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
25.	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	
26.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
27.	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	
28.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section	Building	Standard	

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GENERAL				
	15.02.100, et. seq.			
29.	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	
30.	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights of way and City and utility main lines.	Planning	Special	
31.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.	Planning	Special	
32.	The applicant shall meet minimum requirements of the 2016 California Fire and Building Codes and all referenced standards and regulations, including the current Culver City Municipal Code Sec. 9.02.	Fire	Special	
33.	The applicant shall add to current comments on plan the following: “Deferred submittal required for Solar Photovoltaic System located on roof.”	Fire	Special	
34.	The site plan shall reflect trash enclosure requirements of the Public Works Department Environmental Programs and Operations Division. Contact Lee Torres at (310) 253-6547 or Leonardo.TorresJr@culvercity.org .	Public Works	Special	
35.	A tentative map, prepared by a State licensed surveyor or civil engineer, shall be submitted. The map shall not exceed 24-inches by 36-inches in dimension and be drawn to an appropriate engineering scale. Provide a digital copy of a current title report that contains links to	Public Works	Special	

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	the various encumbrance documents. Tentative Map shall satisfy Section 15.10.235 of the Municipal Code and shall show the following: a. Tentative map number shall be shown at the top of the map in large font. Standard notes shall include but not be limited to the following: legal description of the property; site address; owner's name and address; developer's name and address; total area of property; existing and proposed zoning and land use; FEMA flood zone designation; and all serving utility companies; and the name and address of the company/person preparing the map. Approximate grading quantities shall also be listed on the map. b. The required water main that will serve this site shall be shown on the map along with any required fire hydrants, backflow devices, and Fire Department connections. c. All abutting properties shall be identified with lot lines, map number, and recording information.			
36.	The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.	Public Works	Special	
37.	The final map shall conform to the conditionally approved tentative map as approved by the Planning Commission on September 25, 2019.	Public Works	Special	
38.	Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's northerly and southerly boundary with the centerline of Bentley Avenue. All required boundary monuments shall be installed prior the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie	Public Works	Special	

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GENERAL				
	notes filled with the Engineering Division.			
39.	All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.	Public Works	Special	
40.	The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Engineer. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.	Public Works	Special	
41.	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: Eight (8) long-term parking spaces – two (2) per unit and two (2) short-term parking spaces.	Public Works	Special	
42.	The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The residential long term space shall be accessible only to the bicycle owners, and not provide access to any other building space. The short-term spaces shall be provided on the project site, using one (1) “Inverted - U” Bicycle	Public Works	Special	

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	Rack or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to 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. For any questions on any work involving bicycle parking, detailed design, and location for the project, the applicant may contact Christopher Evans, Culver City Public Works Department, at Christopher.evans@culvercity.org			
43.	If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks; and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.	Public Works	Special	
44.	All existing driveway approaches which will no longer be necessary due to this project shall be removed and replaced with full height sidewalk, parkway, and curb and gutter.	Public Works	Special	
45.	New concrete sidewalk shall be placed along the project's frontage according to APWA standards. Sidewalk shall be underlain with 4	Public Works	Special	

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	inches of crushed miscellaneous base (CMB).			

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PRIOR TO BUILDING PERMIT ISSUANCE				
46.	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	
47.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. 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 Property Owner.	City Attorney	Standard	
48.	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	

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49.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
50.	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	
51.	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	
52.	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	
53.	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	

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	submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. 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.			
54.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to	Building	Standard	

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	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.			
55.	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	
56.	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	
57.	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. Any type of damage to any adjacent property or any part of the City right-of-way will result in a general stop work order.	Building	Standard	
58.	During all phases of construction, all	Building	Standard	

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	construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.			
59.	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	
60.	The Construction kick-off review of the project conditions of approval meeting shall be held in City Hall prior to issuance of the overall building permit and the project superintendent shall attend that meeting.	All Depts.	Special	
61.	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 Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.	Public Works	Standard	
62.	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 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.	Public Works	Standard	

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63.	Prior to the commencement of any excavation or construction, 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	
64.	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. The applicant shall not allow music on-site.	Building/ Public Works	Standard	
65.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall size, location, and type obtain written permission from adjacent property owners and appropriate City Departments for any construction staging occurring on adjacent property. The Building Safety division reserves the right to adjust allowed construction staging areas during the course of the project.	Building/ Public Works	Standard	
66.	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	Building/ Planning	Standard	

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	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.			
67.	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	
68.	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	
69.	During construction, trucks and other vehicles in	Building	Standard	

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	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.			
70.	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 site. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
71.	During construction the contractor shall keep posted a large construction sign, information on the signs to include the contractor's 24 hour phone number, the contractors name and address, the allowed construction hours, the minimum safety gear to be worn by all personnel on site; closed toe shoes, long pants, a shirt with sleeves, a hard hat, and a safety vest.	Building Safety	Standard	
72.	The applicant shall provide for construction worker and construction vehicle parking in areas that are acceptable to the Community Development Department. All materials storage and staging areas shall not be stored, and all construction workers, construction vehicles, and delivery trucks shall not be parked, on any neighboring property, nor shall they park in front or behind of any neighboring property without Culver City Public Works/Engineering approval.	Building/ Public Works	Standard	
73.	During construction, dust shall be controlled by regular watering or other methods as	Building	Standard	

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	determined by the Building inspector.			
74.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
75.	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	
76.	The applicant shall provide a title search to Building Safety to indicate any easements.	Building	Special	
77.	The applicant shall provide Building Safety Division with a careful, detailed photo documentation of neighboring properties prior to the start of major construction activities.	Building Safety	Special	
78.	All trucks driving to the job-site shall obtain a Culver City haul route permit, as applicable. A copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site including supplier and delivery vehicles.	Building Safety/ Public Works	Special	
79.	Three (3) sets of on-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. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	Special	
80.	6. Three (3) sets of off-site improvement plans prepared by a civil engineer registered in	Public Works	Special	

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	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 shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.			
81.	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site improvement and off-site improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	
82.	Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works	Special	
83.	The applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.	Public Works	Special	
84.	The project is subject to the City's Sewer Facility Charge. This charge must be paid prior to the issuance of a building permit.	Public Works	Special	
85.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on	Public Works	Special	

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	the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. Core samples shall be taken to determine the existing thickness of the asphalt and base section of Centinela Avenue and a recommendation, based on a calculated R-value and an appropriate Traffic Index, of the asphalt and base section of any new street pavement shall be provided. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.			

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86.	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 7, 2019 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	
87.	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	
88.	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	
89.	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	

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	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.			
90.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a temporary certificate of occupancy. No partial or full openings or advertisements of any openings shall be allowed without City approval.	Building Safety	Special	
91.	The applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.	Public Works	Special	
92.	The final map shall be recorded prior to the issuance of a certificate of occupancy.	Public Works	Special	

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93.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on September 25, 2019 , excepted as modified by these Conditions of Approval.	Planning	Standard	
94.	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	
95.	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	
96.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential	City Attorney	Special	

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	property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only). Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.			
97.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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98.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
99.	All required bicycle parking 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 any Certificate of Occupancy.	Public Works	Special	