

RESOLUTION NO. 2024- P003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2022-0187-ASPR AND TENTATIVE PARCEL MAP NO. 82719, P2022-0187-TPM TO ALLOW CONSTRUCTION AND CREATION OF FOUR AIRSPACE LOTS FOR FOUR ATTACHED CONDOMINIUM UNITS AT 4233 EAST BOULEVARD IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE-FAMILY (RMD) ZONE.

(Administrative Site Plan Review P2022-0187-ASPR and Tentative Parcel Map P2022-0187-TPM)

WHEREAS, on June 23, 2022, Aaron Brumer Architects (the "Applicant"), filed applications for an Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, four-unit, attached condominium-style residential development by creating four (4) new airspace lots in the Medium Density Multiple-Family (RMD) Zone (the "Project"). The Project site is described as Lot 19 of Block B of Tract No. 3842, with a Los Angeles County Assessor parcel number of 4233-012-036; and,

WHEREAS, to implement the proposed Project, approval of the following applications is required:

1. Administrative Site Plan Review P2022-0187-ASPR: to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood, and

2. Tentative Parcel Map P2022-0187-TPM: to ensure the subdivision complies with all required standards, City ordinances, and State law; to ensure lot sizes compatible with existing lot sizes in the immediate neighborhood; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of streets for

1 emergency vehicle access, proper traffic circulation, drainage, and the future development of
2 adjacent properties;

3 WHEREAS, the Project qualifies for categorical exemption, pursuant to CEQA Section
4 15303, Class 3 – New Construction or Conversion of Small Structures and CEQA Section
5 15315, Class 15 – Minor Land Divisions; and
6

7 WHEREAS, on August 28, 2024, after conducting a duly noticed public hearing on the
8 subject application, including full consideration of the application, plans, staff report,
9 environmental information and all testimony presented, the Planning Commission (i) by a vote
10 of ___ to ___, adopted a Categorical Exemption, in accordance with CEQA, finding the Project
11 will not result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___,
12 conditionally approved Administrative Site Plan Review, P2022-0187-ASPR and Tentative
13 Parcel Map P2022-0187-TPM, as set forth herein below;
14

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

17 SECTION 1. Pursuant to the foregoing recitations, the provisions of the Culver City
18 Municipal Code (CCMC), the following findings are hereby made:
19

20 **Administrative Site Plan Review:**

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

23 **A. The general layout of the project, including orientation and location of buildings,
24 open space, vehicular and pedestrian access and circulation, parking and loading
25 facilities, building setbacks and heights, and other improvements on the site, is
26 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.**

27 The general layout of the Project is consistent with standards of development and intent of
28 the Medium Density Multiple-Family Residential (RMD) zoning district. The Project is
29 proposing four units consistent with the density allowed in the RMD zone. Location of the

1 building conforms to the minimum Zoning Code required setbacks and is designed to
2 provide a common vehicular access, as well as individual walkways to unit entries. The
3 project proposes varied façade materials and step backs to reduce building bulk and mass.
4 The Project is compliant with the height limit in the RMD zone.

5 Culver City no longer has parking requirements, but the Project provides two parking spaces
6 per unit and two guest parking spaces. Vehicles will access the site from East Boulevard
7 by means of a 12-foot-wide driveway. The driveway leads to a subterranean garage where
8 vehicles can enter and exit the site facing forward. The configuration of the proposed onsite
9 driveway, vehicle maneuvering areas, and pedestrian access are designed to provide
10 visibility and accessibility to ensure safety and usability. The conditions of approval will
11 further ensure all CCMC requirements are met.

12 **B. The architectural design of the structures 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 with
16 all applicable development standards and design guidelines.**

17 The modern design of the building is softened by wood siding along all frontages. Various
18 insets for balconies help to reduce perception of bulk and mass on upper floors, while other
19 parts of the building have inset windows to provide variation along facades. Privacy for all
20 properties is also increased through the introduction of offset windows with neighboring
21 properties, reduced sized windows adjacent to side property lines, and roof deck setbacks.
22 Overall, the Project design is compatible with other residential structures in the
23 neighborhood and the building height and massing is consistent with RMD Zone standards.

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

The Project proposes various improvements to the site including new landscaping. In
compliance with CCMC, all front, side, and rear yards not devoted to paved driveways,
walkways or patios will be landscaped. The applicant is providing sweet bay trees along the
rear property line to provide additional privacy to the adjacent residence. The front yard will
include a 36" box olive tree and a mix of shrubbery and ground cover. The Project is subject
to the City's Urban Forest Master Plan and will provide necessary parkway landscape
improvements. The Project landscaping is consistent with the purpose and intent of this
Chapter, the requirements of the zoning district in which the site is located, and all
applicable development standards.

**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**

1 **or pedestrian hazards, and will be in the best interest of the public health, safety, and**
2 **general welfare.**

3 The proposed structure complies with the minimum required setbacks and height limits and
4 provides appropriate design articulation to not impact the use, privacy, and enjoyment of
5 neighboring residential properties. The Project is compatible with surrounding residential
6 uses, which include a mix of single-family and multi-family homes within the Culver West
7 neighborhood. The Project will not produce any vehicular or pedestrian hazards because it
8 provides adequate onsite circulation and parking in compliance with all Zoning Code
9 requirements. Further, the driveway is designed to provide visibility towards and from the
10 public right-of-way and allow for unimpeded access of automobiles over changes in
11 driveway slope. Traffic studies were not required as it did not meet the minimum thresholds
12 to conduct one. Further, there is enough drive aisle space on-site to allow vehicles to exit
13 the development in a forward position.

14 The design and layout of the proposed Project will not interfere with the use and enjoyment
15 of the neighboring existing or future developments. The conditions of approval and
16 compliance with all CCMC requirements will ensure that the proposed Project will not be a
17 detriment to the public interest, health, safety, or general welfare, or injurious to persons,
18 property, or improvements in the vicinity and zoning district in which the property is located.
19 Further, by providing additional housing in the neighborhood, the Project will serve the
20 public interest and welfare.

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

25 The site is in an existing urbanized neighborhood and is currently developed with a single-
26 family dwelling. Therefore, public facilities to the site currently exist. It is not anticipated that
27 the proposed Project and resulting additional three units will require new public facilities.
28 Upgrades to the existing facilities, if required, can be provided. Improvements to the abutting
29 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 adjoining streets, traffic
control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire
protection devices, and public utilities are adequately provided as confirmed by the City
agencies that reviewed the Project during the interdepartmental review process.

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

Based on review of the Project plans, the proposed residential development is not
anticipated to result in any significant impacts on surrounding uses or be inconsistent with
the goals and policies of the General Plan. The proposed construction of four new
residential dwellings will result in three net new units at a density consistent with the General

1 Plan Medium Density Multiple Family Land Use designation. The Project is also consistent
2 with the goals of the General Plan Land Use Element Objective 2, which calls for the
3 retention and creation of housing throughout the City and the encouragement of multiple-
4 family housing opportunities within neighborhoods designated for this development type.
5 Furthermore, the addition of three net new housing units will be consistent with the goals
6 and objectives of the General Plan Housing Element Objective 2, which calls for
opportunities for developing a variety of housing types while protecting the character and
stability of existing Culver City neighborhoods. There is no specific plan for the Subject
Property.

7 **Tentative Parcel Map**

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

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

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

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

21 The proposed subdivision follows the policies and standards of the City including the City's
22 General Plan. The City has reviewed the tentative parcel map and determined it will not be
23 contrary to any adopted public improvement plans. There is no overlay or specific plan
designated for this area, and the proposed subdivision will not conflict with other adopted
plans.

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

26 The General Plan Land Use Element designates the site as Medium Density Multiple
27 Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to
28 allow multiple family dwellings and encourage future developments of quality medium
29 density housing. Per CCMC Section 17.210.020, the RMD Zone requires a minimum lot
area of 5,000 square feet or the average area of residential lots within a 500-foot radius of

1 proposed subdivision, whichever is greater. This section further notes condominium,
2 townhome, or planned development projects may be subdivided with smaller parcel sizes
3 for ownership purposes, with the minimum lot area determined through the subdivision
4 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 because of the proposed map.

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

7 The proposed development has vehicular access by means of a driveway apron directly
8 adjacent to East Boulevard. Vehicular access onto the subject site is to be provided by
9 means of a 12-foot-wide easement for common use driveway purposes. The Project Site
10 provides adequate on-site circulation and parking in compliance with the Zoning Code and
11 each proposed airspace lot will have access to an existing dedicated public right-of-way.

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

14 A Site Improvement Plan is required as a condition of approval which shall include detailed
15 on-site drainage and grading of the site indicated by topographical lines and spot elevations.
16 The condition of approval will ensure the proposed Project will be in conformance with this
17 required finding prior to any final approval of the proposed division.

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

20 Located within an existing urbanized residential neighborhood, the proposed division is
21 provided access by means of the existing public right-of-way, East Boulevard to the north.
22 Further, there were no items of potential interference identified between the proposed
23 subdivision and any street or Master Plan highway.

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

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

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,
in accordance with CEQA, finding the Project will not result in significant adverse environmental

1 impacts; and (ii) approves Administrative Site Plan Review P2022-0187-ASPR and Tentative
2 Parcel Map No. 82719, P2022-0187-TPM, subject to: the site and floor plans reviewed by the
3 Planning Commission on August 28, 2024; the conditions of approval set forth in Exhibit A,
4 attached hereto and incorporated herein by this reference; and the applicable code
5 requirements set forth in Exhibit B attached hereto and incorporated herein by this reference.
6
7 The site and floor plans, and Exhibits A and B are collectively referred to as “Project
8 Requirements.”

9 SECTION 3. The Project Requirements are hereby imposed on the proposed residential
10 condominium development at 4233 East Boulevard.

11 APPROVED and ADOPTED this 28th day of August 2024.
12
13
14

15 _____
16 ANDREW REILMAN - CHAIRPERSON
17 PLANNING COMMISSION
18 CITY OF CULVER CITY, CALIFORNIA

19 Attested by:
20

21 _____
22 RUTH MARTIN DEL CAMPO, SECRETARY
23
24
25
26
27
28
29

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City’s approved Urban Forest Master Plan. 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. In residential areas, all new off-site landscaping shall conform to the City’s Residential Parkway Guidelines.	Public Works/ Current Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, streetlight wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works Engineering	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works Engineering	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works Engineering	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 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. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. 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	Public Works/ Fire/ Current Planning	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
6.	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. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works EPO	Standard	
7.	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 complete building permit application submittal.	All Depts	Standard	
8.	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”.	Current Planning	Standard	
9.	Provide fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Community Risk Reduction	Standard	
10.	Provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.	Community Risk Reduction	Standard	
11.	Provide an address viewable from the public way.	Community Risk Reduction	Standard	
12.	Provide a KNOX box with keys for all common doors and gates.	Community Risk Reduction	Standard	
13.	Provide a KNOX key switch for electric gates and electric door strikes.	Community Risk Reduction	Standard	
14.	Provide smoother surface from street to units and parking area for use of gurneys.	Community Risk Reduction	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
15.	Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works Engineering	Standard	
16.	All work that will be done in the jurisdiction of the City of Los Angeles shall be coordinated with the City of Los Angeles.	Public Works Engineering	Special	
17.	All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.	Public Works Engineering	Standard	
18.	Project shall remove and replace all existing sidewalk and curb/gutter. All new sidewalk shall be ADA compliant.	Public Works Engineering	Standard	
19.	All existing street trees shall remain.	Public Works Engineering	Standard	
20.	The parkway shall be landscaped with drought tolerant plants per the City's Residential Parkway Guidelines.	Public Works Engineering	Standard	
21.	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 Engineering	Standard	
22.	The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on August 20, 2024.	Public Works Engineering	Special	
23.	Approval of the tentative map shall be for a period of three 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 Engineering	Standard	
24.	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 East Boulevard. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.	Public Works Engineering	Standard	
25.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in	All Depts	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	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 complete building permit application submittal.			
26.	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”.	Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
27.	A covenant and agreement, on a form provided by the Current Planning Division and 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 Current Planning Division.	Current Planning/ City Attorney	Standard	
28.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant’s and Property Owner’s sole cost and expense, with legal counsel approved 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 approved	City Attorney	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	by the City Attorney and signed by the Applicant and Property Owner.			
29.	<p>A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <i>A Pedestrian Protection Plan</i> 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 City Engineer.</p> <p>b. <i>A Construction Traffic Management Plan</i> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager 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 Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day</p>	All Depts	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>regarding construction traffic complaints or emergency situations.</p> <p>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.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. 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.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. A <i>Demolition Debris Recycling Plan</i> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. 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.</p> <p>d. A <i>vector/pest control abatement plan</i> prepared by a pest control specialist licensed or certified by the State of California 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</p>			

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <i>measures during construction</i>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p> <p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <p>f. <i>Foundation shoring and/or foundation piles.</i> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
30.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
31.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division	Building Safety	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	(building.safety@culvercity.org). 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).			
32.	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 Engineering	Standard	
33.	The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on 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. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.	Public Works Engineering	Standard	
34.	Off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, streetlight 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.	Public Works Engineering	Standard	
35.	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 Engineering	Standard	
36.	Due to the change of use and increased density, this project is subject to the City’s Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works Engineering	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
37.	Prior to the issuance of a building permit, 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 Engineering	Standard	
38.	The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site (“Inspectors”) of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
39.	During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, 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 Current Planning Manager and Building Official.	Building Safety/ Current Planning	Standard	
40.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
41.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building Inspector.	Building Safety / Public Works	Standard	
42.	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. 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	Building Safety	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	shall be stopped until such time that it is determined to the satisfaction of the Planning and 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.			
43.	During all phases of construction, all 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.	Building Safety / Current Planning/ Public Works	Standard	
44.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building Safety / Current Planning/ Public Works	Standard	
45.	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 Safety/ Public Works	Standard	
46.	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 Safety / Public Works	Standard	
47.	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	Building Safety / Current Planning	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p style="text-align: center;">those provided on the original equipment;</p> <p>b. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>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;</p> <p>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 Current Planning Manager and the Building Official in order to comply with the City’s Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>e. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
48.	During construction, pedestrian access along the project’s frontage shall be maintained at all times.	Public Works Engineering	Standard	
49.	If existing streetlights are to be disabled for any reason, then temporary street lighting will need to be activated. Temporary street lighting shall be approved by the Public Works Inspector prior to installation.	Public Works Engineering	Standard	
50.	The applicant shall replace any parking meters, signs and posts, signal poles, and any other traffic and parking control devices within the public right-of-way if damaged by the project construction.	Public Works Mobility	Standard	
51.	Any construction work in the public right-of-way requires the issuance of an encroachment permit from the Public Works Department including a traffic control plan consistent with the CA MUTCD.	Public Works Mobility	Standard	
52.	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. During construction, trucks and other vehicles in loading	Building/ Public Works	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>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.</p> <p>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 except along the frontage of the construction site and shall be approved by the City Engineer.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
53.	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 August 10, 2022 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 Depts	Standard	
54.	<p>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, Current 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:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and</p>	All Depts	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	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 that are certified by the project architect and engineer.			
55.	The applicant shall scan the approved grading plans, all off-site improvement plans, LID Report, SUSMP, and SWPPP reports and forward the electronic copies to Engineering.	Public Works Engineering	Standard	
56.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works Engineering	Standard	
57.	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 by the City Council. 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 Engineering	Standard	
58.	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 Council. 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 Engineering	Standard	
59.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., b. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
60.	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	Current Planning	Standard	

EXHIBIT A – Conditions of Approval
 RESOLUTION NO. 2024-P003
 Case No P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	as reviewed by the Planning Commission at its meeting on August 28, 2024 , excepted as modified by these Conditions of Approval.			
61.	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 Depts	Standard	
62.	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, regulations, guidelines, and policies, including, but not limited to, Building Division, Fire Department, Current 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 (collectively, “Applicable Rules”). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval, and/or any other remedies available to the City in law or in equity.	All Depts	Standard	
63.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
64.	The Property Owner shall maintain all new street trees along the property frontage at his/her sole cost and expense.	Public Works Engineering	Standard	

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner’s Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>

EXHIBIT B – Standard Code Requirements
 RESOLUTION NO. 2024-P003
 P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CODE REQUIREMENTS	Agency	Compliance Verification
1.	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 the Project Conditions of Approval.	Current Planning	
2.	The land use permit to which the Project 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 Current Planning Division prior to the expiration of the land use permit.	Current Planning	
3.	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.	Current Planning	
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Current Planning	
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning	
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning	
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - “Signs”. All signs require a separate permit and approval.	Current Planning	
8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building Safety	
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building Safety	
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All Depts	
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. 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 Engineering	

EXHIBIT B – Standard Code Requirements
 RESOLUTION NO. 2024-P003
 P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CODE REQUIREMENTS	Agency	Compliance Verification
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works/ Current Planning	
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building Safety	
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building Safety	
15.	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 Safety	
16.	<p>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:</p> <ul style="list-style-type: none"> A. All dwelling units of a multi-unit residential 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: <ul style="list-style-type: none"> 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; 	City Attorney	

EXHIBIT B – Standard Code Requirements
 RESOLUTION NO. 2024-P003
 P2022-0187-ASPR/TPM
 4233 East Boulevard

NO.	CODE REQUIREMENTS	Agency	Compliance Verification
	<p>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</p> <p>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</p> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense, and wood burning.</p> <p>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.</p>		
17.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <p>a. An as-built grading plan prepared by the Civil Engineer.</p> <p>b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.</p> <p>c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.</p>	Public Works Engineering	

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner's Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>