

ATTACHMENT NO. 1

RESOLUTION NO. 2018-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN REVIEW, P2018-0056-ASPR, AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP, P2018-0056-TPM TO ALLOW THE CONSTRUCTION AND CREATION OF NINE TOWNHOME STYLE RESIDENTIAL CONDOMINIUM UNITS AT 4051 AND 4055 JACKSON AVENUE IN THE MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (RMD) ZONE.

(Administrative Site Plan Review, P2018-0056-ASPR;
Tentative Tract Map, P2018-0056-TTM)

WHEREAS, on March 4, 2018, Shakil Patel and Associates (Architects/Applicant) filed applications for an Administrative Site Plan Review and Tentative Tract Map, to allow the development of nine, 2-story townhome style residential condominiums which includes semi subterranean parking at 4051 and 4055 Jackson Avenue (the "Project"). The Project site is legally described as Lots 10 and 11 of Block 4 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Administrative Site Plan Review, P2018-0056--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 Tract Map, P2018-0056--TTM: 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 emergency vehicular access, proper traffic circulation, drainage and the future development of adjacent properties, and

WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA Section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS, on July 11, 2018, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of _ to _, adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of _ to _, conditionally approved Administrative Site Plan Review, P2018-0056—ASPR; and (iii) by a vote of ____ to ____, recommended to the City Council approval of Tentative Tract Map, P2018-0056--TTM, as set forth herein below.

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following findings are hereby made:

Administrative Site Plan Review

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

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

1 The general layout of the project is consistent with the Medium Density Multiple-Family
2 Residential (RMD) zoning district. Location of the buildings conform to the CCMC
3 Zoning minimum required setbacks, and are designed to provide a common vehicular
4 access, as well as a common pedestrian walkway to access the individual unit entries
5 and private outdoor patios. The unit entries face interior courtyards and the general
6 building layout and design is oriented to communicate with Jackson Avenue where the
7 front yard setback provides an open space area that includes landscaping and views of
8 the interior courtyards in accordance with the CCMC, thereby creating an enhanced
streetscape. The overall height is 2 stories and 24 feet and the front setback varies from
17 feet to 20 feet. This conforms with the Zoning Code maximum for height and
setbacks and meets the intent of the Neighborhood Design Guidelines. The conforming
height and setbacks diminishes potential visual and compatibility impacts with the 1 and
2 story single and multi-family dwellings in the surrounding neighborhood.

9 The project provides a total of 20 parking spaces, consistent with code required parking
10 for the nine proposed units. Vehicles access the site from Jackson Avenue by means
11 of an 18 foot wide driveway, in compliance with zoning standards. The new driveway
12 will eliminate the two existing driveways, thereby increasing street parking. The
13 driveway descends into the semi-subterranean garage where vehicles enter garages in
14 a forward direction. The semi- subterranean garage provides a 32 foot wide driveway
15 aisle back up area providing ample space for vehicle maneuverability. Pedestrian
16 access to the site is provided by an at grade walkway from the sidewalk onto the interior
17 courtyards. All pedestrian walkways will be at least 3 feet wide. The project will have
sufficient parking and adequate vehicular and pedestrian access and the configuration
of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are
designed in accordance with all applicable CCMC standards and design guidelines. The
conditions of approval will further ensure all CCMC requirements are met.

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

23 The project is designed in a modern style with straight lines and multiple surfaces
24 positioned at right angles creating articulated facades and avoiding a box like look. The
25 four structures make use of large window surfaces facing the street and the interior
26 courtyards while minimizing glazing on elevations that face neighboring properties. The
27 open courtyards and glazing allow considerable amount of natural light into the
28 dwellings. The project's articulated surfaces include a mix of natural wood siding, white
29 and gray finished stucco, cement plaster, and patterned planter walls for the street facing
buildings. Project colors are mainly natural wood, gray, beige, and white to off-white.
Roof top decks are set in from the roof edges and are bounded by parapet walls,
mechanical equipment, stairwells, and un-occupyable roof surfaces. These perimeter
features enhance privacy for both project residents and neighboring properties because
they obscure line of site in both directions. The project massing is broken up by the

1 separation of the nine units into four 4 buildings that are bounded by perimeter setback
2 landscaping and interior courtyards. Buildings have a compact look with development
3 oriented towards the project center minimizing the 29 foot height from ground to top of
4 parapet wall. Perimeter and courtyard landscaping and the use of articulated surfaces
5 with varying material elements diminish the project massing. Overall, the project design
6 is compatible with other newer residential structures in the neighborhood and the
7 building height and massing is consistent with the RMD Zone standards. Its use of
8 landscaped setbacks minimizes potential visual conflicts with older residential
9 structures.

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

16 The landscape plan incorporates 12 raised planter trees in the two courtyards and five
17 crape myrtle trees in the front setback area. There is substantial ground cover within
18 the courtyard and front setback area. Trees, shrubs and grasses in the private yards
19 and common areas in the front, side, and rear will contribute to the project's sustainable
20 efforts and will enhance the project while providing screening for adjoining properties.
21 The project is subject to the City's Street Tree Master Plan and will provide street tree
22 and parkway landscape improvements. The roof top decks will include planter boxes.
23 Further, the project's required private open spaces will be enhanced with a common
24 ground level courtyard area of approximately 2,235 square feet. The mix of existing and
25 new trees and new street trees will provide screening for both project residents and
26 adjoining properties and will help to soften potential massing impacts. Landscaping is
27 consistent with the purpose and intent of this Chapter, the requirements of the zoning
28 district in which the site is located, and with all applicable development standards and
29 design guidelines.

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

34 The proposed buildings comply with the minimum required setbacks, are broken up into
35 separate structures, and are below the maximum allowed height, so as to not impact the
36 use, privacy, and enjoyment of neighboring residential properties. The Project is
37 compatible with surrounding residential uses, which include 1 and 2 story single and
38 multi-family residential dwellings and is less massive than older, nearby single structure,
39 multifamily developments. The project will not produce any vehicular or pedestrian
40 hazards because it provides adequate onsite circulation and parking in compliance with
41 all Zoning Code requirements. There are no off-site circulation hazards because the
42 Project access point is designed in the same manner as similar more recent

developments in the surrounding neighborhood with a single driveway leading to semi-subterranean parking. Further there is sufficient drive aisle space on-site to allow vehicles to exit the development in the forward position.

The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development. The development is designed with four separate structures; three of the structures contain two units each and the fourth structure has three units. Two open courtyards separating the four buildings, extend the depth and width of the project site and intersect in the middle creating a cross shaped interior quad ranging in width from 10 feet to 23 feet. The units have a maximum overall height of 24 feet to the roof deck and 29 feet to the top of the parapet wall. Each unit has a two car garage, private storage space (in the garage level) with parking spaces generally located below corresponding units. Front entrances are accessed from the courtyards. These design features minimize potential massing impacts and orient the project towards its center instead of creating a single structure with minimal onsite open areas. The design meets both the specific Code requirements and the spirit and intent of the design guidelines including unit separation, massing towards the center of each unit, and use of varying materials and articulation. The project is less dense and is fully parked and overall fits well with respect to the prevailing scale and development patterns of the 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.

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 house and a four plex building. Public facilities to the site currently exist. The proposed project and resulting net new four units are not anticipated to require new public facilities. Upgrades to the existing facilities if required, can be provided. 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 drains, sidewalks, street lights, 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.

The proposed construction of nine new residential dwellings in four detached buildings will result in four net new units at a density consistent with the General Plan's Medium

Density Multiple Family Land Use designation. The Project is also consistent with the goals of the General Plan, specifically, Objective 2, which calls for the retention and creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Based on review of the Project plans, the proposed residential development is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore, the addition of four net units will count toward meeting the Regional Housing Needs Assessment (RHNA) allocation for Culver City and will be consistent with the goals and objectives of the Housing Element specifically, Objective 2, which calls for opportunities for developing a variety of housing types while protecting the character and stability of existing Culver City neighborhoods. There is no applicable Specific Plan for this area and the project is consistent with Neighborhood Design Guideline principles.

Tentative Tract Map:

As outlined in CCMC Title 15, Section 15.10.260 and 15.10.265.D, the following required findings for a Tentative Tract Map (Tentative Tract Map No. 77092) are hereby made:

1. The proposed map is consistent with applicable general and specific plans.

The General Plan Land Use Element designates the site as Medium Density Multiple Family, which corresponds to the Medium Density Multiple-Family Residential (RMD) Zone. The Medium Density Multiple Family Land Use Element encourages multiple family housing opportunities and this project is a nine unit condominium development. Consistent with the General Plan, the Zoning Code defines the project as multiple family and permits up to nine units on the project site, based on 29 dwelling units per acre or 1 unit per 1,500 square feet of net lot area. Accordingly, the subdivision will not increase the number of units allowed beyond the specified General Plan and Code limit. There is no overlay or Specific Plan designated for this area, and the proposed subdivision will not conflict with other adopted plans or with Neighborhood Design Guideline Principles. Therefore, the proposed map is consistent with the applicable general plan.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvement of the proposed airspace subdivision is in compliance with applicable general plan objectives and elements. The project design and improvements will result in the construction of nine condominiums with surrounding common areas. This project design is consistent the Medium Density Multiple Family land use designation and respects all provisions and development regulations of the Zoning Code and the General Plan. The application does not include any variance or request to amend the General Plan or Zoning designation.

The project design is consistent with the goals of the General Plan, specifically, Objective 2, which calls for the retention and creation of housing throughout the City and

the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Based on review of the project design the subdivision is not anticipated to result in any significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan.

3. The site is physically suitable for the type of development.

The subject site is a rectangular, generally flat parcel, and measures 135 feet in length and 100 feet in width and is approximately 13,500 square feet in area. The site conforms to typical lot dimensions and lot area required for a multi-family development in the RMD Zone and is consistent with the Zoning Code that allows one lot subdivision for condominium purposes. The site is absent of physical or topographic constraints. The nine proposed condominium dwelling units and semi-subterranean parking is consistent with density and development standards. The site is accessible by a driveway and a standard residential sidewalks. The site is accessed by Jackson Avenue, residential street with adequate width and carrying capacity. The site is served by necessary utilities. Therefore, the subject site is physically suitable for the proposed residential development.

4. The site is physically suitable for the proposed density of development.

As noted above, the site's dimensions and area are consistent with multi-family development standards. The project density is consistent with allowable RMD Zone allowed densities and the site is physically suitable and of sufficient size to construct the nine units and off-street parking at code required height and setback limits. The Project will be consistent with CCMC requirements and other City standards for circulation, open space, and related improvements.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed subdivision is only of airspace and not of actual land parcels, and is designed in conformance with all required Zoning Code standards. The subject site is located in an existing urbanized area and there is no known fish or wildlife habitat on the subject site or surrounding area. Therefore, the proposed condominium subdivision and improvements will not cause any damage to any fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The proposed Tentative Tract Map subdivision will not cause any known serious public health problems. The design of the proposed condominium subdivision is in compliance with the RMD Zone standards. It has also been conditioned that the subdivision and proposed improvements must be in compliance with all applicable federal, state, and local codes and statutes, as well as all conditions of approval required by reviewing City

divisions/departments such as Fire Prevention Division, Building and Safety Division, and Engineering Division. Further, the site located in an urbanized setting and the proposed use is residential, consistent with neighboring properties. Therefore, the improvements are unlikely to cause any known serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision or alternate easements, for access or for use, will be provided, that are substantially equivalent to ones previously acquired by the public.

The proposed Tentative Tract Map is for the purpose of creating airspace lots for a condominium subdivision and there are no on-site easements. Furthermore, the proposed design and the on-site and off-site improvements will not conflict with any existing and/or proposed easements. Public right-of-way access and placement of utilities will not be affected or impaired by the proposed condominium subdivision.

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 the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) approves Administrative Site Plan Review, P2018-0056-ASPR; and (iii) recommends to the City Council approval of Tentative Tract Map, P2018-0056-TTM, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 11th of July, 2018.

DANA SAYLES, AICP- CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Susan Herbertson, Senior Planner

EXHIBIT A
 RESOLUTION NO. 2018-P005
 Administrative Site Plan Review, P2018-0056-ASPR;
 Tentative Tract Map, P2018-0056-TTM
 4051 and 4055 Jackson Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a nine unit condominium development (the "Project"), for the property located at 4051 and 4055 Jackson 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.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	

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GENERAL				
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
9.	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	
10.	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	
11.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Planning	Special	
12.	Each dwelling unit shall be equipped with its own individual water meter.	Planning	Special	
13.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
14.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
15.	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	Public Works	Standard	

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GENERAL				
	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.			
16.	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	
17.	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	
18.	a. 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 and shall be increased to an additional 40 square feet for each additional bin required with minimum inside depth of 10' shall be maintained. Size of trash enclosure(s)/trash room(s) and number of bins shall be based on the projects' approved Trash/Recycling Management Plan to be submitted to Public Works for review and approval. 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	Public Works/ Fire/ Planning	Standard Special	

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GENERAL				
	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. b. An 8' concrete loading pad in front of the proposed trash enclosure/trash room, with 10' minimum clear opening with gates for bin access, separate pedestrian access door for tenant use, and a minimum of a 1% grade to facilitate drainage shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. c. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals. d. The project is subject to organic waste recycling per Assembly Bill 1826. e. The project shall provide a Trash/Recycling Management Plan (Plan) for review and approval that demonstrates adequate trash and recycling capacity and complies with Assembly Bill 939, 1826, and 341 waste diversion goals. Elements of the Plan shall include the following: 1. Projection of waste generation by type, e.g. food, mixed waste, mixed recyclables, etc. The projection can be based on similar businesses of similar size and performance; 2. Determination and sizing and placement of trash enclosures/trash rooms, applicant shall divert at least 50% of the waste through recycling and 75% by the year 2020 for all			

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GENERAL				
	commercial enterprises that generate four or more cubic yards per week of waste, and multi-family housing complexes with five or more units; 3. A detailed site plan depicting collection sites to capture waste from point of generation such as waste chutes and trash room areas. Indicate on the plan details for the trash chutes in residential hallway areas that will provide access to both recycling and solid refuse bins; 4. A site plan showing location of bins. The number of bins and/or compactors should be adequate to store the projected waste; and by extension, the trash enclosure shall be adequate to store the bins. The site plan shall also include a detail of trash areas fully dimensioned showing bin placement to scale with bins labeled accordingly, "Recycle", "Refuse", or "Organic Waste"; 5. A separate tenant access door shall be provided for daily use (disposal) to the trash enclosure/ trash room(s). 6. A vehicle travel plan depicting ingress, egress, and turning radius of collection vehicles and/or scout vehicles. The plan shall show path of travel and dimensions of travel lanes. 7. Include language in the Trash/Recycling Management Plan that a floor drain will be constructed and connected to the proposed/existing sewer lateral for maintenance purposes.			
19.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste	Public Works	Standard	

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GENERAL				
	Management”, which outlines the Sanitation Division’s exclusive franchise for this service.			
20.	a. Three (3) sets of on-site improvement plans (grading plans/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, and an erosion control plan. This plan shall be approved for on-site construction only. b. 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. 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. c. Three (3) sets of off-site improvement plans (Street-Use 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, street light improvements, traffic	Public Works	Special	

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GENERAL				
	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. d. The 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. e. Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with Appendix Chapter 33 of the California Building Code. These certifications and reports shall be submitted to the Engineering Division for review prior to the issuance of any building permits. f. Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses. g. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.			

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	h. 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. i. Applicant shall obtain a sewer easement for the City sewer main line in the back yard. Sewer easement shall extend 5 feet from the property line. No construction is allowed within easement. Show 5 foot sewer easement on track map. j. A new 5-foot wide concrete sidewalk shall be installed along the project's frontage starting at the property line and extending towards the street 5 feet. k. The applicant shall replace curb and gutter at the proposed existing driveway removal per the latest edition of American Public Works Association (APWA) Standard Plans and ADA compliant. The will require a separate permit through the Engineering Division. l. 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. m. Vehicular and pedestrian access along Jackson Avenue shall be maintained at all times during construction activities. n. A Construction Replacement Parking Plan shall be prepared and submitted to the Culver City Planning Division for review and approval prior to the issuance of any Project demolition, grading or excavation permit. The Construction			

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GENERAL				
	Replacement Parking Plan shall identify the off-site parking facilities and their parking space allocations that will be used for replacement parking during Project construction as well as the procedures that will be followed for safe pedestrian and vehicular movement between the off-site location(s) and the Project Site. The Construction Replacement Parking Plan shall also include parking lease agreements for the facilities not under the control of Project ownership and a shuttle service plan for transporting persons parking more than one-fourth mile from the site.			
21.	Tentative Tract Map Conditions a. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California. b. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission on July 11, 2018. c. 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. d. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's easterly and westerly boundary with the centerline of Jackson Avenue. 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	Special	

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GENERAL				
	e. 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. f. 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.			
22.	a. Secure bicycle parking shall be provided to accommodate a minimum of twenty (20) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: • Two (2) short-term parking spaces, and • Eighteen (18) long-term parking spaces (2 spaces per unit) b. 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 spaces shall	Public Works	Special	

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	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 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. c. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. For 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 d. 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			

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	consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition. e. 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. f. 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. g. All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.			
23.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
24.	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	Building/ Fire	Standard	

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	the CCMC which are adopted and in effect at the time of issuance of a building permit.			
25.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
26.	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	
27.	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
28.	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	
29.	a. The ceiling of the garage / floor of the first floor shall be reinforced concrete construction. b. Each garage shall be a minimum one hour rated to any living area or adjacent garage, each residential unit shall be a minimum one hour rated, with minimum STC 50 rated, to any other adjacent residential unit. c. All exterior walls and exterior finishes shall be non-combustible construction or fire-retardant treated. The roof shall be minimum class A and vinyl exterior windows are not recommended for fire resistance. d. Tempered or laminated glazing shall be specified at all hazardous locations.	Building	Special	

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	e. As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. Applicant shall not schedule any partial or full openings or advertise any openings without City approval. f. The project will be required to comply with CalGreen mandatory residential measures and a checklist shall be shown on plans. g. 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. A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities and the applicant shall provide a digital copy of photos to Building Safety. h. Construction hours shall be consistent with conditions stated herein in this document or as approved through a Temporary Use Permit. All concrete pours, worker staging, any on-site activity shall start and end within the allowed construction hours as noted herein. No on-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize noise on site, no music is allowed on site. the applicant/contractor shall place a temporary construction sign during construction with the superintendents name and phone number, the contractors name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site such as long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary.			

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GENERAL				
	i. The applicant shall submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction the applicant shall have a predetermined location for the special inspection reports, engineer's reports, for easy access by the Building Safety staff. j. A pre-construction coordination meeting shall be held in City Hall including the on-site field superintendent and City staff, prior to the start of major construction activities. Whoever will be the on-site field superintendent MUST attend the construction kick-off meeting. k. Building Safety reserves the right to adjust allowed construction staging areas during the course of the project, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.			
30.	The project shall provide; a. A 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). b. A fire alarm system to monitor fire sprinklers and fire department dispatch with audible (min-horns) in each dwelling unit. c. An address viewable from the public way. d. A KNOX box with keys for all common doors and gates and a KNOX key switch for electric gates and electric door strikes.	Fire	Special	

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GENERAL				
	e. A smoother surface from street to units and parking area for use of Gurneys.			

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31.	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	
32.	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	
33.	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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34.	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	
35.	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	
36.	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	
37.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the	Planning/ Public Works	Standard	

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	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.			
38.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to	Building	Standard	

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	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.			
39.	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	
40.	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	

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DURING CONSTRUCTION				
41.	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	
42.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
43.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
44.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.	Building	Standard	
45.	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	Standard	
46.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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DURING CONSTRUCTION				
47.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
48.	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; no construction shall be allowed on Sundays and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
49.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
50.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building/ Planning	Standard	

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	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.			
51.	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	
52.	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	

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DURING CONSTRUCTION				
53.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
54.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
55.	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 April 26, 2018, 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	
56.	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	
57.	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	
58.	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:	All	Standard	

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	A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
59.	The applicant/developer shall submit to the City for review Covenants Conditions, and Restrictions (CC & R's) for review. The CC & R's shall stipulate access, management, and maintenance of private and common areas and shall ensure proper vehicular and pedestrian access to all units and pedestrian access for all units where access over one unit is required to reach another unit.			

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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 as reviewed by the Planning Commission at its meeting on July 11, 2018, excepted as modified by these Conditions of Approval.	Planning	Standard	
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	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, 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	
63.	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:	City Attorney	Special	

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ON-GOING				
	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: 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.			

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ON-GOING				
64.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
65.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	