

RESOLUTION NO. 2022-P010

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
3 CULVER CITY, CALIFORNIA, (1) APPROVING ADMINISTRATIVE SITE PLAN
4 REVIEW P2021-0316-ASPR AND (2) RECOMMENDING TO THE CITY
5 COUNCIL APPROVAL OF TENTATIVE TRACT MAP 083810, P2021-0316-TTM
6 TO ALLOW THE CONSTRUCTION AND CREATION OF FIVE ATTACHED
7 RESIDENTIAL CONDOMINIUM UNITS AT 3906 HURON AVENUE IN THE
8 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (RMD) ZONE.

9 (Administrative Site Plan Review, P2021-0316-ASPR;
10 Tentative Tract Map 083810, P2021-0316-TTM)

11 WHEREAS on December 13, 2021, Dan Azran – Refined Home Construction (the
12 “Applicant”) filed an application for an Administrative Site Plan Review and Tentative Tract
13 Map to allow the development of five, two-story attached residential condominiums with
14 subterranean parking at 3906 Huron Avenue (the “Project”). The Project site is legally
15 described as a Portion of Lot 1 of Block 6 of the Clarkdale Tract in the City of Culver City,
16 County of Los Angeles, State of California; and,

17 WHEREAS, in order to implement the proposed project, approval of the following
18 applications and other actions is required:

19 1. Administrative Site Plan Review, P2021-0316-ASPR: to ensure the Project
20 complies with all required standards and City ordinances and to establish all onsite and
21 offsite conditions of approval necessary to address the site features and ensure compatibility
22 of the proposed Project with the development on adjoining properties and in the surrounding
23 neighborhood, and

24 2. Tentative Tract Map No. 083810, P2021-0316-TTM: to ensure the subdivision
25 complies with all required standards, City ordinances and state law; to ensure lot sizes
26 compatible with existing lot sizes in the immediate neighborhood; to provide necessary street
27 dedication and improvements; and to prevent interference with the opening or extension of
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1 streets for emergency vehicle access, proper traffic circulation, drainage and the future
2 development of adjacent properties, and;

3 WHEREAS, the Project qualifies for a categorical Exemption, pursuant to CEQA
4 Section 15303, Class 3 – New Construction of Small Structures; and

5 WHEREAS on June 8, 2022, after conducting a duly noticed public hearing on the
6 subject application, including full consideration of the application, plans, staff report,
7 environmental information and all testimony presented, the Planning Commission (i) by a
8 vote of 5 to 0 , adopted a Categorical Exemption, in accordance with the California
9 Environmental Quality Act (CEQA), finding the Project will not result in significant adverse
10 environmental impacts; (ii) by a vote of 5 to 0, conditionally approved Administrative Site
11 Plan Review P2021-0316-ASPR; and (iii) by a vote of 5 to 0, recommended to the City
12 Council approval of Tentative Tract Map No. 083810, P2021-0316-TTM, as set forth below.
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15 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
16 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

17
18 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the
19 CCMC, the following required findings are hereby made:

20 **Administrative Site Plan Review**

21 As outlined in CCMC Section 17.540.020, the following required findings for an Administrative
22 Site Plan Review are hereby made:
23

- 24 **A. The general layout of the project, including orientation and location of buildings,**
25 **open space, vehicular and pedestrian access and circulation, parking and**
26 **loading facilities, building setbacks and heights, and other improvements on the**
27 **site, is consistent with the purpose and intent of this Chapter, the requirements**
28 **of the zoning district in which the site is located, and with all applicable**
29 **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 building conforms to the minimum
3 Zoning code required setbacks and is designed to provide a common vehicular
4 access, as well as individual walkways to unit entries. Unit entries face the public
5 right-of-way and the general building layout and design is oriented to communicate
6 with Matteson and Huron Avenues where landscaping and articulated facades create
7 an active pedestrian frontage. The overall height is two stories and 30 feet with a
8 mezzanine level and minimum front setback is 15 feet. This conforms with Zoning
Code maximum for height and setbacks and, with the proposed articulation, meets the
intent of the Multi-Family Neighborhood Design Guidelines. The conforming height
and setbacks in addition to street facing articulation diminishes potential visual and
compatibility impacts to the adjacent residential uses and the surrounding
neighborhood.

9 The project provides a total of 12 parking spaces, consistent with code required
10 parking for the five proposed units. Vehicles will access the site from Huron Avenue
11 by means of a ten-foot-wide driveway that leads to a subterranean garage, in
12 compliance with zoning standards. The garage provides minimum 25-foot, 9-inch
13 backup space providing ample space for vehicle maneuverability. Pedestrian access
14 to the site is provided by at-grade walkways at Huron and Matteson Avenue . The
15 project will have enough parking and adequate vehicular and pedestrian access and
16 the configuration of the proposed on-site 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.

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

22 The structure has a modern design with straight lines and multiple surfaces treatments
23 that help to reduce and vary massing along all sides of the building. Along Matteson
24 and Huron Avenues, the applicant has provided cut-ins to the building that help to give
25 each unit the character of a stand-alone unit. This is seen towards the top of the
26 structure along Matteson where second floor balconies create cut-ins along the street
27 frontage and above the driveway on the Huron frontage where a building in-set and
28 balcony reduce the corner massing of the structure. Large windows at street level also
29 help to create an active façade that opens itself up to the street while planters help to
maintain privacy for the homeowners while greening the public right-of-way. The
applicant has also strived to introduce variation along the rear interior side yard
façade. Several building cut-ins and changes in material reduce the sense of bulk and
mass along the side while also reducing monotony in building design. Windowed
facades also break of the façade while protecting privacy of project residents and
neighbors by offsetting windows from either property. The articulated surfaces in the

1 project include a mix of light-colored wood siding and textured concrete with grey and
2 white smooth stuccos. Roof top decks are bounded by solid parapet but include a
3 glass parapet walls at the building edge along street frontage to reduce the perception
4 of building height along the street frontage. Roof decks are also setback five feet from
5 building edge along interior side and rear property lines to increase privacy for project
6 residents and neighbors. Roof decks are accessed from stairwells that are setback
7 approximately six feet from building edge to reduce visibility from street level.

8 Overall, the project design is compatible with other residential structures in the
9 neighborhood and the building height and massing is consistent with RMD Zone
10 standards. The use of landscape setbacks and articulated facades along street
11 frontages minimizes potential visual conflicts with existing residential structures.

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

18 Landscaping will include a variety of materials including trees and plantings to soften
19 the building façade and increase privacy along property lines. The landscape plan
20 incorporates Sweet Bay trees along the rear yard to increase privacy while a 36" box
21 Australian Willow will be planted in the front yard. The street-side side yard has also
22 been softened by planters adjacent to the primary doorways. Trees, shrubs, and
23 ground cover will be conditioned to include drought tolerant planting. The project is
24 subject to the City's Urban Forest Master Plan and will provide parkway landscape
25 improvements including one new street tree. The project landscaping is consistent
26 with the purpose and intent of this Chapter, the requirements of the zoning district in
27 which the site is located, and all applicable development standards and design
28 guidelines.

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

33 The proposed structure complies with the minimum required setbacks and height limits
34 and provides appropriate articulation and roof top setbacks to not impact the use,
35 privacy, and enjoyment of neighboring residential properties. The Project is
36 compatible with surrounding residential uses, which include one- and two-story multi-
37 family structures including a mix of duplexes, triplexes, and some single-family homes.
38 The project will not produce any vehicular or pedestrian hazards because it provides
39 adequate on-site circulation and parking in compliance with all Zoning Code
40 requirements. The Project vehicle access point varies slightly from CCMC standards
41 for slope but has been approved by a licensed engineer to ensure unimpeded access

1 and safe visibility for pedestrians at the public right-of-way. Traffic studies were not
2 required by the Public Works Department. Further, there is enough drive aisle space
3 on-site to allow vehicles to exit the development in a forward position.

4 The design and layout of the proposed project will not interfere with the use and
5 enjoyment of neighboring existing or future development. The development is
6 designed with adequate articulation along street frontages to reduce bulk and mass.
7 The units have an overall height of 30 feet to roof deck, 33 feet 6 inches to top of
8 parapet wall, and 38 feet 10 inches to top of stairwell. Each unit has two tandem
9 parking spaces and 102 cubic feet of private storage in a subterranean garage.
10 Access to the units from the garage is provided by a common staircase exiting onto
11 Matteson Avenue. The design meets both the specific Code requirements and the
12 spirit and intent of the Multi-Family Design Guidelines including front doors that face
13 the public right-of-way and varying materials and articulation. The conditions of
14 approval and compliance with all CCMC requirements will ensure that the proposed
15 Project will not be detrimental to the public interest, health, safety, or general welfare,
16 or injurious to persons, property, or improvements in the vicinity and zoning district in
17 which the property is located.

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

23 The site is in an existing urbanized neighborhood and was most recently developed
24 with two detached single-family homes. The site is currently serviced by public
25 utilities. The proposed project and resulting net new three housing units are not
26 anticipated to require any expansion of public facilities. Upgrades to the existing
27 facilities, if required, can be provided. Further, the existing and proposed public
28 service facilities necessary to accommodate the project such as: the width and
29 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.

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

32 Based on review of the Project plans, the proposed residential development is not
33 anticipated to result in any significant impacts on surrounding uses or be inconsistent
34 with the goals and policies of the General Plan. The proposed construction of five new
35 residential dwellings will result in three net new units at a density consistent with the
36 General Plan Medium Density Multiple Family Land Use designation. The Project is
37 also consistent with the goals of the General Plan Land Use Element Objective 2,
38 which calls for the retention and creation of housing throughout the City and the
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1 encouragement of multiple-family housing opportunities within neighborhoods
2 designated for this development type. Furthermore, the addition of three net new
3 housing units will be consistent with the goals and objectives of the General Plan
4 Housing Element Objective 2, which calls for opportunities for developing a variety of
5 housing types while protecting the character and stability of existing Culver City
6 neighborhoods. There is no specific plan for the Subject Property and the Project is
7 consistent with Multi-Family Neighborhood Design Guidelines.

8 **Tentative Tract Map**

9 As outlined in CCMC Section 15.10.265.D, the following required findings for a Tentative
10 Tract Map (Tentative Tract Map No. 083810) are hereby made:

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

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

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

26 The design and improvement of the proposed airspace subdivision follows applicable
27 General Plan elements and objectives. The project design and improvements will
28 result in the construction of five condominium units. The project design is consistent
29 with the Medium Density Multiple Family Land Use designation and meets all
provisions and development regulations of the Zoning Code and General Plan. The
application does not include any variance or request to amend the General Plan or
Zoning designation.

The improvement of the proposed subdivision is consistent with the goals of the
General Plan, specifically Objective 2, which calls for the 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.

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

2 The subject site is a rectangular, flat parcel, measuring approximately 50 feet in width
3 by 150 feet in depth, and is approximately 7,500 square feet in area. The site
4 conforms to typical lot dimensions and lot area required for multi-family development in
5 the RMD Zone and is consistent with the Zoning Code, which allows subdivision for
6 condominium purposes. The site is absent of physical or topographic constraints. The
7 five proposed condominium dwelling units and subterranean parking is consistent with
8 density and development standards. The site is accessible by driveway and standard
9 residential sidewalk. The site is accessed by both Huron and Matteson Avenues,
10 streets with adequate width and carrying capacity consistent with vehicle trips
11 estimated from the proposed condominiums. The site is served by necessary utilities.
12 Therefore, the subject site is physically suitable for the proposed residential
13 development.

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

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

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

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

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

The proposed subdivision will not cause any known serious public health problems.
The design of the proposed condominium subdivision follows RMD Zone standards. It
has also been conditioned that the subdivision and proposed improvements must
follow all applicable federal, state, and local codes and statutes, as well as all
conditions of approval required by reviewing City divisions/departments such as
Community Risk Reduction, Building Safety, and Engineering. Further, the site is in
an urbanized setting and the proposed land use is residential, consistent with



1 neighboring properties. Therefore, the improvements are unlikely to cause any known
2 serious public health problems.

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

8 The proposed Tentative Tract Map is for the purpose of creating airspace lots for a
9 condominium subdivision. Sewer easements for the Public Works Department are
10 conditioned as part of project review but no other easement exist on the property.
11 Therefore, the proposed design and the on-site and off-site improvements will not
12 conflict with any existing and/or proposed easements. Public right-of-way access and
13 placement of utilities will not be affected or impaired by the proposed condominium
14 subdivision.

15 **SECTION 2.** Pursuant to the foregoing recitation and findings, the Planning
16 Commission of the City of Culver City, California, hereby (i) adopts a Categorical
17 Exemption in accordance with the California Environmental Quality Act (CEQA),
18 finding the Project will not result in significant adverse environmental impacts; (ii)
19 approves Administrative Site Plan Review, P2021-0316-ASPR; and (iii) recommends
20 to the City Council approval of Tentative Tract Map No. 083810, P2021-0316-TTM,
21 subject to the conditions of approval set forth in Exhibit A attached hereto and
22 incorporated herein by this reference.
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APPROVED and ADOPTED this 8th day of June, 2022.

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

Attested by.



RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

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EXHIBIT A
 RESOLUTION NO. 2022-P010
 Case No P2021-0316-ASPR/TTM
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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, and where appropriate, the Washington National TOD Oriented Street scape 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/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light 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	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	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	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	Public Works/ Fire/ Current Planning	Standard	

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GENERAL				
	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 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	Standard	
7.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works	Standard	
8.	All buildings and structures to be constructed as part of the Project shall be designed and	All Depts	Standard	

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GENERAL				
	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.			
9.	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	
10.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Current Planning	Special	
11.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.	Current Planning	Special	
12.	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights-of-way and City and utility main lines.	Current Planning	Special	
13.	The applicant shall provide fire sprinklers per NFPA 13 in the parking area and per NFPA 13R in the dwelling units. The applicant shall contact Culver City Fire Department for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Community Risk Reduction	Special	
14.	The applicant shall provide a fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.	Community Risk Reduction	Special	
15.	The applicant shall provide an address viewable and legible from the public right-of-way. Size and font shall meet the Fire and Building code requirements.	Community Risk Reduction	Special	

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GENERAL				
16.	The applicant shall provide a KNOX box with keys for all common doors and gates.	Community Risk Reduction	Special	
17.	The applicant shall provide a KNOX key switch for electric gates and electric door strikes.	Community Risk Reduction	Special	
18.	The applicant shall provide a smooth surface from public rights-of-way to units and the parking area for the use of gurneys.	Community Risk Reduction	Special	
19.	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	Special	
20.	The applicant shall remove and replace all non-ADA compliant and defective sidewalk along the project's frontage.	Public Works Engineering	Special	
21.	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	Special	
22.	<p>Tentative Map</p> <p>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.</p> <p>b. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission and/or City Council.</p> <p>c. Approval of the tentative map shall be for a period of three years after Commission/Council approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires.</p> <p>d. Durable monuments shall be set at all perimeter boundary corners. At least two</p>	Public Works Engineering	Special	

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GENERAL				
	<p>monuments shall be set on the prolongation of the property's northerly, southerly, easterly, and westerly boundary with the centerline of Huron Avenue and Matteson 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.</p> <p>e. The access driveway shall be labeled on the final map as a Reciprocal Access Easement for the Benefit of all Parcels".</p> <p>f. The required 5-foot sanitary sewer easement along the property's back property line shall be shown on the final tract map.</p> <p>g. 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.</p> <p>h. 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.</p>			
23.	<p>Landscape</p> <p>a. Per residential parkway guidelines, parkway shall be planted with drought tolerant</p>	PRCS	Special	

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GENERAL				
	<p>planting, and drip irrigated. No turf allowed. There shall be an 18" step out of decomposed granite along curb.</p> <p>b. Irrigation:</p> <ul style="list-style-type: none"> • All new landscape irrigation shall utilize automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data for irrigation scheduling. 5.304.2,CCMC 15.02.1130 • Provide reduced pressure backflow prevention device, master valve and flow sensor. Anti-siphon valves are not acceptable. • In LID raised planters with Rainbird microspray heads, replace with drip irrigation. • Provide Hydrozone legend on Irrigation Plan. • Update Irrigation Detail Sheet with new equipment including backflow prevention device, master valve, flow sensor and new controller. • Planting Details to be on separate sheet from Irrigation Details <p>c. Once the plans are resubmitted at 80% Design Development, PRCS will conduct a detailed review.</p>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
24.	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	
25.	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 by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
26.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>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. <u>A Pedestrian Protection Plan</u> 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. <u>A Construction Traffic Management Plan</u> 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</p>			

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	<p>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 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>			

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	<p>c. A <u>Demolition Debris Recycling Plan</u> 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 <u>vector/pest control abatement plan</u> 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 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 <u>measures during construction</u>:</p> <ul style="list-style-type: none"> i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. 			

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	<p>f. <u>Foundation shoring and/or foundation piles.</u> 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>			

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27.	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	
28.	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@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).	Building	Standard	
29.	<p>a. 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.</p> <p>b. 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.</p>	All Depts	Standard	
30.	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	Special	
31.	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	Public Works Engineering	Special	

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	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			
32.	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, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.	Public Works Engineering	Special	
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	Special	
34.	Upon completion of rough grading, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building permits.	Public Works Engineering	Special	
35.	Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest	Public Works Engineering	Special	

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	edition of the American Public Works Association (APWA) Standard Plans.			
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 the Building permit.	Public Works Engineering	Special	
37.	ART IN PUBLIC PLACES PROGRAM: This project will trigger the City's Art in Public Places Program (APPP) requirement as outlined in CCMC 15.06 et seq. If the APPP allocation (1% of total Building Permit valuation for the project, including shoring permits) is \$75,000 or more, the applicant has several options for fulfilling the APPP requirement, including payment of an in-lieu fee or commission of original site-specific permanent art. If the APPP allocation is less than \$75,000, the applicant's only option for fulfilling the requirement is with an in-lieu payment to the Cultural Trust Fund prior to issuance of any Building Permit.	Cultural Affairs	Special	
38.	The applicant shall indicate how they wish to fulfill the APPP requirement prior to Planning Commission review of the project. If the applicant is choosing to fulfill the APPP requirement with permanent art, the plans as presented to Planning Commission shall identify potential site(s) for art and a description of what type of art is being considered (mural, sculpture, etc.). All art commissioned in fulfillment of the APPP requirement shall be installed and a covenant executed and recorded prior to final inspection or Certificate of Occupancy. Additional requirements for the commission of art are outlined in detail in CCMC 15.06.100 – 15.06.180. NOTE - If the art will substantially alter an entire building elevation, architectural feature, or the project site from what is approved by the Planning Commission, a second presentation to the Planning	Cultural Affairs	Special	

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	Commission with the art concept as approved by the Cultural Affairs Commission may be required.			

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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/ Current Planning	Standard	
40.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
41.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
42.	<p>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.</p> <p>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.</p>	Building	Standard	
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	Building Current Planning Public Works	Standard	

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	approved by the City, and not in the surrounding neighborhood.			
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/ 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/ 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/ 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	Building/ Current Planning	Standard	

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	<p>less effective than 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.	<p>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 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>	Building/ Public Works	Standard	

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	<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>			

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
49.	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 January 27, 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	Standard	
50.	<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 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.</p>	All	Standard	
51.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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52.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
53.	<p>The Project shall comply with CCMC Chapter 15.06: New Development Fees including:</p> <ul style="list-style-type: none"> a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., d. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. e. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq. 	All	Standard	
54.	Stop bar and stop legend along northbound Huron Avenue shall be restored. The limit line shall be 12" white thermoplastic and the stop legend shall be white thermoplastic per Caltrans Standard Plan A24D.	Public Works Mobility	Special	
55.	Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division.	Public Works Engineering	Special	
56.	The applicant shall 2-inch grind and overlay the half width of Huron Avenue along the project's frontage through the Matteson intersection. Asphalt pavement shall be rubberized.	Public Works Engineering	Special	
57.	The applicant shall 2-inch grind and overlay for the half width of Matteson Avenue along	Public Works Engineering	Special	

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	the project's frontage. Asphalt pavement shall be rubberized			

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58.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on June 8, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
59.	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	
60.	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	Standard	
61.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
62.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

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63.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
64.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
65.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval, and shall be completed as specified therein.	Current Planning	Standard	
66.	If applicable as required by Government Code section 66300, the applicant agrees to provide both of the following to the existing occupants of any protected units that are lower income households: (i) relocation benefits to the occupants of those affordable residential rental units, subject to Chapter 16 (commencing with Government Code Section 7260) of Division 7 of Title 1 and (ii) a right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent or an affordable housing cost. In addition, as required by Government Code sections 66300 and 65915, the applicant shall provide a unit of equivalent size as the existing single-family residence to be made available at affordable rent or affordable housing cost to, and occupied by, persons	City Attorney	Special	

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ON-GOING				
	and families in the same or lower income category as those households currently occupying the existing single family residence.			
67.	The applicant shall revise the subject plans to minimize the appearance of downspouts by matching the color of the façade behind them and simplify the rear façade by continuing the wood siding instead of using a different stucco material.	Planning Commission	Special	

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>