

Attachment No. 1

RESOLUTION NO. 2017-P004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) APPROVING SITE PLAN REVIEW, P2016-0072-SPR AND ADMINISTRATIVE USE PERMIT, P2016-0072-AUP; AND (2) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DENSITY BONUSES AND OTHER BONUS INCENTIVES, P2016-0072-DOBI, FOR A NEW 4-STORY, 48,422 SQUARE FOOT, MIXED USE BUILDING INCLUDING 14 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, TWO OF WHICH WILL BE LOW INCOME AFFORDABLE, ABOVE 4,898 SQUARE FEET OF GROUND FLOOR RETAIL COMMERCIAL SPACE WITH SURFACE AND SUBTERRANEAN PARKING THAT WILL INCLUDE TANDEM PARKING SPACES IN THE SUBTERRANEAN AREA AT 11281 WASHINGTON PLACE IN THE COMMERCIAL GENERAL (CG) ZONE.

(Density Bonuses and Other Bonus Incentives, P2016-0072-DOBI;
Site Plan Review, P2016-0072-SPR; and
Administrative Use Permit, P2016-0072-AUP)

WHEREAS, on April 20, 2016, Washington Place, LLC (the "Applicant") filed applications for a Site Plan Review (SPR), Administrative Use Permit (AUP), and Density Bonuses and Other Bonus Incentives (DOBI) to allow the development of a new four-story, 48,422 square foot mixed use project building consisting of 14 multi-family residential dwelling units with two of those units reserved as low income affordable, above 4,898 square feet of ground floor retail commercial space with surface and subterranean parking, including tandem parking (the "Project"). The Project Site is more specifically described by Los Angeles County Assessors Number 4214-002-040 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 are required:

1. Site Plan Review: for the construction of the proposed mixed use building consisting of consisting of 14 multi-family residential dwelling units above 4,898 square feet of ground floor retail commercial space with surface and subterranean parking, to ensure the

1 Project complies with all required standards and City ordinances, and to establish all onsite
2 and offsite conditions of approval necessary to address the site features and ensure
3 compatibility of the proposed Project with the development on adjoining properties and in the
4 surrounding neighborhood;

5 2. Density Bonuses and Other Bonus Incentives: for the construction of the
6 proposed mixed use building consisting of 14 multi-family residential dwelling units, two of
7 which will be reserved as affordable units, to ensure implementation of State law requirements
8 for density bonuses and other bonus incentives and the goals and policies of the Housing
9 Element of the City's General Plan and,
10

11 3. Administrative Use Permit: for the striping of tandem parking spaces in the
12 subterranean parking level, to ensure that the use of tandem parking spaces for some of the
13 Project's required parking is in compliance with all required standards and City ordinances and
14 establish conditions of approval to ensure the use is compatible with the Project site and
15 surrounding area; and
16

17 WHEREAS, pursuant to CEQA Section 15332, Class 32 – In-Fill Development, the
18 Project is Categorically Exempt; and
19

20 WHEREAS, on March 22, 2017, after conducting a duly noticed public hearing on the
21 subject applications, including full consideration of the applications, plans, staff report,
22 environmental information and all testimony presented, the Planning Commission (i) by a vote
23 of __to __, adopted a Categorical Exemption, in accordance with the California Environmental
24 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
25 impacts; (ii) by a vote of __to __, conditionally approved Site Plan Review, P2016-0072-SPR
26 and Administrative Use Permit, P2016-0072-AUP; and (iii) by a vote of ____ to ____,
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28
29

recommended to the City Council approval of Density Bonuses and Other Bonus Incentives, P2016-0072-DOBI, 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 Culver City Municipal Code (CCMC), the following findings are hereby made:

Site Plan Review:

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

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

The general layout of the Project is consistent with the Commercial General (CG) zoning district and the Mixed Use Development Standards. The Project incorporates ground floor retail along Washington Place and Sawtelle Boulevard to create a pedestrian friendly commercial streetscape including the corner space at the southwest end of the Project. The residential portion is consistent with mixed use standards with units located above the ground floor retail thereby separated by the commercial activity. Open space is provided for each dwelling unit with a combination of private open space areas, open courtyards, and a residential only gym located at the ground level residential only lobby. Use of balconies, open courtyards and catwalks, and the gym result in substantial residential open spaces with sufficient light and air circulation.

Vehicular and pedestrian access and circulation are achieved with separate residential and commercial vehicle access points and sufficient elevator, staircase, sidewalk, courtyard, and balcony catwalk areas for pedestrians. A driveway on the east end of the site and accessed from the alley north of the site leads to subterranean residential parking while the majority of the commercial parking at the street surface is accessed directly off of the alley north of the Project. This separation reduces conflicts between commercial and residential users of the Project. A separate residential only lobby elevator and stair case fronting Washington Place and residential only stair case fronting Sawtelle Boulevard leads to all building levels ensuring private residential pedestrian access separate from the commercial pedestrian access which is from the sidewalk and the ground level commercial parking. Parking for both the commercial and residential portions are consistent with the Culver City Municipal Code (CCMC) while commercial

loading is provided adequately by either curbside loading or within one of the commercial parking spaces.

Height and setbacks on three of the four frontages are consistent with the Zoning Code. However, concessions granted the developer on the east facing setback and setback encroachment standards in return for two low income residential units are consistent with State Density Bonus Law (DBL) and Culver City's Land Use and Housing Element objectives of providing affordable housing through incentive strategies (as discussed in further detail in the Density Bonuses and Other Bonus Incentives findings below).

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

The building mass and scale have been designed to be compatible with the adjacent one and two story commercial and multi-family residential uses along Washington Place and Sawtelle Boulevard. The Project has been designed to conform to all applicable provisions of the Mixed Use Development Standards, Commercial General (CG) Zone, and all other applicable City development standards (except for the east facing setback and balcony/landing encroachment concessions, which are allowable with the approval of a DOBI). Modern in design, the mixed use building is comprised of straight lines with staggered vertical and horizontal surfaces creating an articulated effect. Exterior balconies and landings leading to unit entrances are partially covered by balconies and landings above each level.

The majority of the building uses smooth stucco finishes with different colors such as white, dark gray, and dark brown to delineate different surfaces. Metal cable railing for balconies, staircases, and landing; wood paneling at various sections; wood trellises extending from the roof; and aluminum window and door trim will provide further accenting and articulation. Residential and commercial units will have substantial glazing allowing natural sunlight. The ground floor commercial frontage will have full height glazing along the length of Washington Place and for a significant length of the Sawtelle Boulevard frontage. A wood paneling architectural feature will define some street facing residential balconies along Sawtelle Boulevard.

The building makes use of full height along the street fronting property lines with a 5 foot setback providing an articulated street plane. Along the rear alley facing residential uses to the north, there are step backs on the upper floors consistent with Mixed Use standards requiring a 60 degree clear zone above 15 feet of height at a 10 foot setback (half the width of the alley is credited towards the 10 foot setback). The proposed setbacks, step backs, and height meet zoning code requirements, except the east facing setback and use of the 5 foot setback above the ground floor commercial level as allowed by DBL through use of State mandated concessions.

1 The architecture as described above results in the Project's massing oriented towards
2 Washington Place and Sawtelle Boulevard which are commercial in nature at their
3 intersection. The step backs at the rear facing residential uses across the alley help to
4 reduce visual impacts. Overall the area along Washington Place and Sawtelle
5 Boulevard where the Project is located is populated by older one and two story
6 commercial and multi-family buildings lacking architectural uniqueness. Although taller
7 than these other surrounding buildings, the mixed use project will introduce a new
8 aesthetically pleasing building that offers well-articulated surfaces combined with a
9 simple material and color palette. Further, the single level, 4,898 square foot ground
10 floor retail area with small commercial tenant spaces will be similar in intensity to nearby
11 small to medium size, single story commercial uses and the fourteen dwelling units
12 located in three stories will be similar in use and massing to nearby two-story multi-unit
13 apartments.

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

14 The proposed landscaping meets Zoning Code requirements and provides a visual relief
15 that also acts to complement the use of the building's finishes. Although the building
16 footprint maximizes use of the site and limits opportunities for on-site landscaping,
17 interior courtyards will be conditioned to require potted planting and new street trees,
18 tree wells, and tree grates will be required along the Project's Sawtelle Boulevard and
19 Washington Place frontages. Further, a condition of the Project will require the applicant
20 to work with Public Works and the Planning Division to provide to the extent feasible,
21 planter boxes either on the public sidewalk directly adjacent to the building at ground
22 level or on private outdoor sidewalks at portions where the building is setback at the
23 ground level. The planter boxes will contain plant species that require only limited
24 volume for root systems. This limited landscaping will provide some visual relief from
25 the building's massing, will complement the site's streetscape, and will provide some
26 screening for neighboring residential properties.

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

25 The proposed location of the commercial portion of the Project will not result in conflicts
26 with uses in the existing adjacent residential neighborhood and commercial area. The
27 Project has been designed to conform to all applicable provisions of the Mixed Use
28 Development Standards, Commercial General (CG) Zone, all City development
29 standards, and State Density Bonus Law. The building mass and scale is consistent
with the 45 foot mixed use height limit and setback allowances and has been designed

1 to be compatible with the adjacent one and two story commercial uses along
2 Washington Place and Sawtelle Boulevard and nearby one and two story multi-dwelling
3 residential uses. A zero setback with a five foot step back after the ground floor
4 commercial level along Washington Place and Sawtelle Boulevard and a code
5 complicate 60 degree tiered rear step back along the alley shifts the Project's massing
6 towards Washington Place and Sawtelle Boulevard, providing a pedestrian oriented
7 streetscape with storefront glazing at the ground level. The proposed single level
8 commercial spaces fronting Washington Place and Sawtelle Boulevard will reinforce and
9 complement, rather than conflict with, the existing single and two level commercial uses
10 that are located at all sides of the Washington Place/Sawtelle Boulevard intersection
11 and for some distance beyond this intersection. The new commercial spaces will
12 encourage active use of the site by nearby residential and commercial occupants.

13 At 4,898 square feet the ground floor retail area separated into small commercial tenant
14 spaces will be similar in intensity to nearby commercial uses which are represented by
15 small to medium size single story commercial business like the Project's commercial
16 level. The 14 dwelling units located in three stories are also similar in use and massing
17 to the 2 story multi-unit apartments located mostly to the north and west of the site.
18 Although only stepped back 5 feet after the commercial level at the east frontage facing
19 a 1 and 2 story apartment, this side will have articulation, differences in surface color,
20 texture, and not as much glazing as the other elevations, reducing privacy impacts to
21 the neighboring apartment building. Articulation, use of varying materials, and a simple
22 color palette will help integrate the Project with the surrounding area. Paved sidewalks
23 and walkways with no interruption of driveways along the Project's street frontages will
24 provide safe pedestrian access to the site as well as safe passage for pedestrians
25 passing by the site.

26 Separation of the subterranean residential parking from the commercial ground level
27 parking will ensure security for residential users. A separate driveway for the
28 subterranean parking located east of most of the ground level commercial parking which
29 is accessed directly off of the alley will eliminate on-site conflicts. New curb. Gutter,
sidewalk, and additional street parking spaces due to elimination of driveways along
Washington Place and Sawtelle Boulevard will ease street parking demand while access
to Project parking from the alley will allow traffic to flow easier, thereby improving
vehicular circulation in the overall area. The vehicle and pedestrian access points along
with adequate on-site parking, and additional public street parking spaces will lessen
the possibility of interference with the use and enjoyment of adjacent residential and
commercial areas and future development and will reduce the possibility of vehicular or
pedestrian hazards.

30 The overall improvement of converting an unutilized, vacant lot to an economically
31 functioning modern building with commercial and residential users is consistent with the
32 City's intent to assure the on-going viability of its commercial corridors and is in the best
33 interest of the public health, safety, and general welfare.

34 **E. The existing or proposed public facilities necessary to accommodate the**

1 proposed project (e.g., fire protection devices, parkways, public utilities, sewers,
2 sidewalks, storm drains, street lights, traffic control devices, and the width and
3 pavement of adjoining streets and alleys) will be available to serve the subject
4 site.

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

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

13 The Culver City General Plan Land Use Element designates the property as
14 Neighborhood Serving Corridor and the property is zoned General Commercial; both
15 land use designation and the zoning permit the proposed mixed use development. The
16 application does not include any variance or request to amend the General Plan or
17 Zoning designation. This commercial activity along with the residential portion of the
18 mixed use Project is consistent with General Plan Land Use Objective 24 which calls for
19 protection and enhancement of residential and business uses within the City's Western
20 Sub-Area. The Project is consistent with General Plan Land Use Objective 5 –
21 Economic Diversity – because the new ground floor retail space will encourage new
22 business opportunities that will expand Culver City's economic base. The Project is
23 consistent with General Plan Land Use Objective 6 – Commercial Corridors – because
24 the mixed use development will revitalize the physical character and economic wellbeing
25 of this specific commercial corridor that is characterized by underutilized or vacant
26 buildings or lots. The Project is consistent with Housing Element Objective 2 – Housing
27 Supply/Policy 2.D – because it will promote mixed use residential development in an
28 area that allows mixed use while being sensitive to adjacent residential uses. Policy 2.D
29 also calls for reinforcing the commercial nature of the area which the ground floor retail
accomplishes. The Project is consistent with Objective 3 of the Land Use Element which
encourages affordable housing because the Project is providing two low income
affordable units. The granting of a density increase and a concession or relief from the
Zoning Code required setbacks and encroachment limits are consistent with Land Use
Element Policy 3.A and Housing Element Policy 3A that call for providing incentives for
the development of new affordable housing consistent with State Density Bonus Law.
Support for the construction of two low income residential units within a private
development project that includes twelve other market rate residential units is consistent
with Housing Element Policy 3B – active support of affordable housing development by
private developers, and Housing Element Policy 3C – balanced geographical distribution
of low-income housing in order to eliminate high concentration of any one type of
household.

Density Bonuses and Other Bonus Incentives:

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

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

The mixed use Project with ground floor commercial retail uses is consistent with General Plan Land Use Objective 24, Objective 5, and Objective 6, because it will protect and enhance residential and business uses within the City's Western Sub-Area, encourage new business opportunities, and revitalize the physical character and economic wellbeing of this specific commercial corridor. This Project is consistent with the General Plan Housing Element which calls for an increase in the City's housing stock, especially affordable housing. The City's allocation for the current California State Regional Housing Needs Assessment (RHNA) cycle is 185 units. Of those 185 expected units, 29 are targeted for low income households and 77 are targeted for market rates. This Project will address a portion of Culver City's share of the RHNA by constructing 12 market rate units and two low income affordable units. The Project is consistent with Housing Element Objective 2 – Housing Supply/Policy 2.D – because it will promote mixed use residential development in an area that allows mixed use while being sensitive to adjacent residential uses. Policy 2.D also calls for reinforcing the commercial nature of the area which the ground floor retail accomplishes. The Project is consistent with Objective 3 of the Land Use Element which encourages affordable housing because the Project is providing two low income affordable units. The granting of a density increase and a concession or relief from CCMC required setbacks and encroachment limits are consistent with Land Use Element Policy 3.A and Housing Element Policy 3A that call for providing incentives for the development of new affordable housing consistent with State Density Bonus Law. Support for the construction of two low income residential units within a private development project that includes twelve other market rate residential units is consistent with Housing Element Policy 3B – active support of affordable housing development by private developers, and Housing Element Policy 3C – balanced geographical distribution of low-income housing in order to eliminate high concentration of any one type of household. The Project is consistent with General Plan Housing Element Measure 4.A. which calls for the City to work with developers who wish to process DOBI applications.

The density increase that results in two low income affordable dwellings is consistent with state and local laws and policies as noted above. The density increase is consistent with expected thresholds of development and build-out projections as delineated in the General Plan Land Use Element, the SCAG 2016-2040 RTP/SCS, the SCAG/HCD Regional Housing Needs Assessment for the 2013-2021 Housing Cycle, and the SCAQMD 2012 AQMP.

B. The project will not be detrimental 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.

1 The site provides adequate onsite circulation and parking in compliance with all Zoning
2 Code requirements and will not produce any vehicular or pedestrian hazards. No off-
3 site circulation hazards are presented by the proposed Project since access points are
4 designed to ensure elimination of conflicts between the majority of vehicles entering the
5 surface parking and vehicles entering the subterranean parking. Adequate sidewalks,
6 an elevator and lobby, and interior courtyards and walkways assure pedestrian access
7 that is separated from the vehicular access points. The use and enjoyment of
8 neighboring development is not negatively impacted or interfered with, as the building is
separated by a 20 foot wide alley at the rear facing residential areas, is stepped backed
from this rear section by a code compliant 60 degree clear zone, and is treated with
minimal glazing and articulated surfaces and colors to lessen a sense of massing at the
east property line adjacent to a multi-unit residential building.

9 Reduction in the east facing setback and allowed balcony and landing encroachments
10 into the five foot step back above the ground floor commercial level will not be
11 detrimental to the public interest, health, safety, and general welfare because such relief
12 of code requirements allowed under State Density Bonus Law will result in two low
13 income units, which is needed in the area. Further, massing of the Project is shifted
14 towards Washington Place and Sawtelle Boulevard and away from residences, with the
15 code compliant 60 degree clear zone step back at the rear, build out to property lines at
16 the street facing and east facing frontages with a five foot step back above the ground
17 floor commercial level, absence of storefront glazing at the east frontage facing an
18 apartment, and articulated surfaces and color patterns with minimal glazing above the
ground floor commercial level at the east frontage. The 45 foot height limit and zero
setback at the street frontages is consistent with Mixed Use standards and Commercial
General development standards. Articulation with some street level commercial
alcoves, residential balconies, and exposed residential landings, catwalks, and stair
cases help soften the overall building massing.

19 The Project's articulated surfaces and colors, code compliant maximum height, use of
20 landscaping where possible, street trees, and potted plants will provide an additional
21 buffer between adjoining properties and the Project. The conditions of approval and
22 compliance with all CCMC requirements and other City standards and guidelines will
23 ensure that the proposed Project will not be a detriment to the public interest, health,
24 safety, or general welfare, or injurious to persons, property, or improvements in the
25 vicinity and zoning district in which the property is located. The use of State Density
26 Bonus Law to increase density will compliment any future proposed mixed use projects
in nearby commercial properties that may seek to increase their density in similar
fashion. Further, by increasing housing density on the site and providing two affordable
housing units the Project will be in the best interest of the public health, and general
welfare.

27 **C. The number of dwellings can be accommodated by existing and planned**
28 **infrastructure capacities.**
29

1 The site is located in an existing urbanized neighborhood, and is currently vacant with a
2 dilapidated building. However, public facilities for the site currently exist and will be
3 upgraded, augmented, and/or replaced as needed. City review of the Project did not
4 determine that upgrades to the existing facilities could not be achieved. Further, the
5 existing and proposed public service facilities necessary to accommodate the Project
6 such as: the width and pavement of the adjoining streets, traffic control devices, sewers,
7 storm drains, sidewalks, street lights, proposed street trees, fire protection devices, and
8 public utilities are provided for adequately as confirmed by the City agencies that
9 reviewed the Project during the interdepartmental review process. Finally, the Project
10 will result in upgrades to the surrounding sidewalks, curbs, gutters, public street parking,
11 and alley paving directly north of the site.

12 **D. Adequate evidence exists to ensure that the development of the property would
13 result in the provision of affordable housing in a manner consistent with
14 Government Code, Section 65915, or as may be amended, and the purpose and
15 intent of this Title.**

16 The Project's base density per the Zoning Code is 10 units. Based on State Density
17 Bonus Law, the applicant is requesting a 35% density increase in return for reservation
18 of at least 20% of the total base density units for low income households. The Project
19 proposes a density increase of 4 units for a total of 14 units. Twenty percent of the base
20 10 units will be made affordable to low income households or individuals. This equates
21 to $20\% \times 10 = \text{two units}$. The Project will result in 14 units with two of those 14 units
22 covenanted for 55 years for low income individuals or households. The covenant
23 requiring affordability for 55 years will be a Project condition. Adequate evidence exists
24 to ensure that the development of the property would result in the provision of affordable
25 housing in a manner consistent with Government Code, Section 65915.

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

28 The Project will result in 14 units with two of those 14 units covenanted for 55 years for
29 low income individuals or households. The covenant requiring affordability for 55 years
will be a Project condition and will be administered by the City's Housing Authority to
ensure compliance with State affordable housing law including residents of these units
meeting low income criteria.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an
Administrative Use Permit are hereby made:

**A. The proposed use is allowed within the subject zoning district with the approval
of an Administrative Use Permit and complies with all applicable provision of this
Title and CCMC.**

1 The existing Commercial General (CG) zoning designation allows the proposed tandem
2 parking use subject to an Administrative Use Permit as outlined in CCMC Section
3 17.320.035.C.1.b, and the proposed tandem parking layout complies with all other
4 applicable provisions regarding parking design and layout guidelines.

5 **B. The proposed use is consistent with the General Plan and any applicable Specific**
6 **Plan.**

7 The proposed use of tandem parking is required to facilitate the development of the
8 residential portion of the mixed use Project and is consistent with the "Neighborhood
9 Serving Corridor" General Plan Land Use Designation. This designation encourages a
10 range of uses including small scale mixed use residential development and commercial
11 uses that encourage pedestrian activity. Each pair of tandem spaces will be assigned
12 to one residential unit and the tandem parking will facilitate the full use of the residential
13 condominiums and foster the overall success of the Project.

14 **C. The design, location, size and operating characteristics of the proposed use are**
15 **compatible with the existing and future land use in the vicinity of the subject site.**

16 The proposed use, design, location, size and operating characteristics of the tandem
17 parking spaces will not have an impact on adjacent uses and are therefore found to be
18 compatible with the existing and future residential and commercial land uses in the
19 vicinity of the subject site. All tandem spaces will be located in a subterranean, secured
20 residential parking area with each pair assigned to one tenant each. Overall the tandem
21 parking facilitates the residential portion of the mixed use Project and helps to revitalize
22 the site's current vacant status. This revitalization and residential and commercial mix
23 is compatible with potential future mixed use projects near the intersection of
24 Washington Place and Sawtelle Boulevard.

25 **D. The subject site is physically suitable for the type and intensity of use being**
26 **proposed, including access, compatibility with adjoining land uses, shape, size,**
27 **provision of utilities and the absence of physical constraints.**

28 The generally flat configuration of the site, the vehicular access to the site from the alley
29 north of the site and the exiting of the site onto the same alley, the adequate design of
the ramp down into the subterranean parking where the tandem parking is located, and
the proposed onsite parking configuration is physically suitable to accommodate tandem
parking. The tandem parking is compatible with the adjoining commercial and
residential uses because of its secured nature and the assignment of pairs to one unit
each which will lessen parking impacts by the Project on adjoining commercial and
residential neighborhoods. The tandem parking will not impact any utilities and there
are no physical constraints that would prevent the use of tandem parking.

E. The establishment, maintenance or operation of the proposed use will not be
detrimental 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

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11281 Washington Place

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a 14 unit mixed use and affordable housing development (the "Project"), for the property located at 11281 Washington Place (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.	Interior courtyards shall contain potted plants and if feasible, small bushes or trees that can grow within pots of applicable size. The applicant shall work with Public Works and the Planning Division to provide to the extent feasible, planter boxes either on the public sidewalk directly adjacent to the building at ground level or on private outdoor sidewalks at portions where the building is setback at the ground level. All planter boxes shall contain plant or tree species that require only limited volume for root systems.	Planning/ Public Works	Special	
9.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Planning	Standard	
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.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
12.	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	

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GENERAL				
13.	Street trees shall be installed, to the satisfaction of the City Engineer, in conformity with the City's approved Street Tree Master Plan including tree wells and irrigation. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan.	Public Works	Standard	
14.	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	
15.	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	
16.	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 10 feet wide, a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall, and an 8 inch concrete loading pad in front of the trash enclosure. The interior floor of each enclosure shall be at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. 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	Public Works/ Fire/ Planning	Standard	

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	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.			
17.	a. The applicant shall submit a Trash/Recycling Management Plan (Plan) for review and approval by the Public Works Department that demonstrates adequate trash and recycling capacity and that complies with Assembly Bill 939, 1826, and 341 waste diversion goals. Elements of the Plan shall be consistent with Public Works requirements as stipulated during the internal review process for this project application. b. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals. c. Minimum trash enclosure area room shall be increased to an additional 40 square feet for each additional bin required with minimum inside depth of 10 feet maintained. The size of trash enclosures and number of bins shall be based on the project's approved Trash/Recycling Management Plan. d. Per Assembly Bill No. 1826 (AB 1826 - effective April 1, 2016), the project is required to provide a separate recycling bin for organic waste recycling. The required organic waste	Public Works/ EPO	Special	

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	recycling shall be included in the Trash/Recycling Management Plan. e. Proposed Trash and Recycling Rooms shall be fully dimensioned and accessible for collection service and may not be obstructed by any parking stall(s).			
18.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service.	Public Works	Standard	
19.	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
20.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of issuance of a building permit.	Building/ Fire	Standard	
21.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
22.	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 Permit plans shall show a checklist indicating compliance with this condition.	Building	Standard	

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23.	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	
24.	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	
25.	a. All portions of the parking structure shall be of a minimum 2 hour rated, reinforced concrete construction. The ground floor structure and ground floor ceiling structure shall be of a minimum 2 hour rated reinforced concrete construction. All concrete pours and all construction activities or any other activity shall be designed to start and end within the allowed construction hours. b. All shafts shall be of a minimum 2 hour rated from the foundation to the underside of the roof deck or to the top of parapet walls as part of any shaft construction. c. All shafts shall be enclosed at all levels to other areas of the building. Shafts may be exposed to the exterior if they are located on a property line street frontage. d. All required exit stairways shall be a minimum 1 hour enclosed at all levels. All means of egress to the public right of way shall be continuously 1 hour rated up to the public right of way. All walls adjacent to common exit stairs shall be a minimum 1 hour rated. The two exit stairs at the garage level shall be 1 hour enclosed at the garage level. Each residential	Building	Special	

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	unit shall be a minimum 1 hour rated to every other residential unit and every other area of the building. e. Any commercial kitchen exhaust hood ducting shall have no horizontal sections. All hood ducting shall be vertical or at 45 degrees to vertical and shall be minimum 2 hour rated and the project shall provide a 2 hour rated shaft if any kitchen hood exhaust is anticipated. f. All parking areas shall be minimum 1 hour rated to all other areas of the building. (The grade level commercial spaces shall be minimum 1 hour rated to the parking areas.). g. All treads, risers, handrails, etc. inside any common area stairway shall be of 100% non-combustible construction. All construction within a common stairway shall be of a 100% non-combustible construction. h. Any portion of the building within 5 feet of the east property line shall be a minimum 1 hour rated. A means of egress shall be provided from the 2nd floor balconies. i. All walls, floors, ceilings, etc. of each residential unit shall be minimum STC 50. The overall permit application drawings shall include the fire rating and STC test report of each type of assembly; walls, roofs, floors, etc. Each residential unit shall be minimum r-24 at all exterior walls and minimum R-30 at all floors and ceilings. All exterior glazing shall be spectrally selective, low e, dual glazing. Tempered or laminated glazing shall be specified at all hazardous locations.			

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	j. The exterior finishes of the building shall be non-combustible or Building Safety approved fire retardant treated materials.			
26.	a. A fire flow requirement of a minimum 2,500 gallons per minute from Three (3) adjacent fire hydrants as determined by the Fire Marshal shall be required. Upgrades to surrounding water main(s) to meet the minimum required fire flow shall be at the sole cost of the applicant. b. A 'Knox' box key entry system shall be required. The location shall be approved by the Fire Marshal. d. The applicant shall provide off-site monitoring for the fire sprinkler system per NFPA 72 and CCFD regulations. e. The applicant shall provide fire extinguishers as approved by the Fire Marshall. f. The applicant shall provide address viewable and legible from the public way. g. The location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires an FDC to be within 30-50 feet of a fire hydrant. h. The applicant shall provide an NFPA 13 Fire Sprinkler System throughout the structure. The fire sprinkler system shall be given a five-year certification upon completion of construction.	Fire	Special	

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	i. Access for emergency fire and medical personnel shall be provided: a). Concrete surfaces between the street and main entrance for each building shall be paved to allow the rolling of a medical gurney. b). Motorized 'emergency access gate(s)' shall have 'Knox' key switch(s). j. All exterior doors shall have key sets and handles. k. Building parapet(s) exceeding 5-feet in height from finished roof requires the installation of noncombustible catwalks and ladders. Catwalks shall be capable of supporting firefighters and equipment weighing 500 pounds. l. A PDF with all Architectural sheets shall be provided prior to request for final inspections. m. All exterior fascia, tops of walls, and parapet surfaces shall be constructed to support the weight of fire fighters, suppression equipment and ladders for fighting operations. All proposed construction for these areas shall be submitted to the Fire Marshal for approval. n. The Double Detector Check Assembly (DDCA) shall be provided and installed per Water Co. requirements and located per CCFD Fire Marshal. o. When hydrant spacing on the same side of street adjacent to construction exceeds 300 feet or more than 150 feet from the FDC a new hydrant shall be provided per CCFD and Water Company requirements.			

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	p. "Fire Department Notes" shall be added to plans submitted for the building department. q. The project shall meet all conditions of CCMC 9.02, Title 24, 2013 California Fire, Building, Mechanical and Electric Codes.			
27.	a. The existing curb return at the intersection of Washington Place and Sawtelle Boulevard, adjacent to the project site, shall be reconstructed to a curb return radius of 25 feet. The new curb return shall have a curb ramp designed to the latest edition of the APWA Standard Plans for Public Works Construction and shall include truncated domes (red brick in color). The existing cross walks serving this corner of the intersection shall be restriped to match the new location of the curb ramp. The existing traffic signal pole, signal head, street light, and Closed Circuit Television (CCTV) camera and pole at this corner shall be relocated to an approved location based on the reconstructed curb return. If new signal poles are required, due to longer mast arms, the new poles shall be designed for 100 mph winds per CALTRANS standards. A corner cut-off shall be dedicated to the City for street purposes to the satisfaction of the City Engineer. b. The existing concrete sidewalk along the project's frontage with Washington Place and Sawtelle Boulevard shall be removed and reconstructed. The new sidewalk shall be twelve feet in width (measured from curb face); 4 inches thick; constructed on four inches of Compacted Miscellaneous Base (CMB); and have a maximum cross fall of two percent.	Public Works	Special	

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	c. The existing drive approaches on Sawtelle Boulevard and Washington Place shall be removed and reconstructed with curb, gutter, and sidewalk. d. The existing curb on Washington Place, from the end of the existing gutter extending east to the easterly project boundary, shall be removed and replaced with curb and gutter. e. The dirt alley adjacent to the project's northerly boundary shall be improved with a 6-inch thick section of Portland Cement Concrete (PCC) per the City's Standard Alley Cross Sections Plan CC-100-0 modified as follows: the concrete shall be placed on a 6-inch thick layer of compacted Crushed Aggregate Base (CAB); the reinforcing shall be #4 bars placed 24-inches on center; and the strength of concrete shall be 3250 psi. The concrete paving for this alley section shall create a "T" at its intersection with the unimproved 20-foot wide alley to the north. The stem of this "T" shall extend north along the unimproved alley for approximately 15 feet. The concrete alley paving shall be from Sawtelle Boulevard to Globe Avenue. The applicant shall submit an alley survey and grading plan to Engineering Division for review and approval. f. New parking spaces shall be striped along Washington Place and Sawtelle Boulevard; final location of new spaces and any required reconfiguration of existing street parking spaces shall be determined by Public Works. New parking meters and poles shall be installed to the satisfaction of the City Engineer.			

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	g. The existing street light system along the project's frontage with Sawtelle Boulevard and Washington Place shall be converted to low voltage induction type lighting. New street light conduit, wiring, pull boxes, light fixtures, and ballast shall be required. A separate street lighting plan shall be submitted to the Engineering Division for review, approval, and permitting. h. New street trees, tree wells, tree grates shall be required along the project's frontage with Sawtelle Boulevard and Washington Place as directed by the City Engineer. Irrigation of the new street trees shall be connected to the onsite irrigation system. A separate landscape and irrigation plan for the required landscaping in the public right-of-way shall be submitted to the Engineering Division for review, approval, and permitting. This plan shall be made a part of the offsite improvement plans. i. All concrete used in the public right-of-way shall have a minimum strength of 3250 psi. j. Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only. k. Two (2) sets of off-site improvement plans prepared by a civil engineer registered in the			

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	State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans for street improvements, street light improvements, and sewer improvements shall be prepared. Landscape plans for the public parkway area and storm drain plans for the relocation of existing catch basins shall be included in the street improvement plans. l. A permit from the Los Angeles County Department of Public Works shall be obtained for the relocation of the existing catch basin on Washington Place at Sawtelle Boulevard. This permit shall be obtained prior to the approval of the off-site improvement plans. m. Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first three-quarter inch (3/4") of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The			

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

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	submitted to the Engineering Division prior to any permit issuance. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee associated with the LSWPPP. o. Any proposed reconstruction of the sewer lateral or any other utilities located along the public right-of-way shall require a separate plan approval and permitting through the Engineering Division. Sewer lateral clean outs are prohibited in the Public Right-of-Way.			
28.	a. Secure bicycle parking shall be provided to accommodate a minimum of ten (10) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: i. Residential - a minimum of four (4) long-term parking spaces; and, two (2) short-term parking positions. ii. Retail/Restaurant/Office - two (2) long-term parking spaces; and, two (2) short-term parking positions. Nothing in this condition prohibits the Planning Commission from requiring more parking spaces as shown on the predevelopment plans for the residential long-term bicycle parking. b. All residential long-term bicycle parking shall be provided on Basement Garage Level, in a portion of the area designated for "Residential Bicycles". c. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure	Public Works/ Admin.	Special	

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	locking enclosure, and shall be located so they are protected from the weather, easily accessed and visible to from the adjacent parking area in order to promote usage and enhance security. The residential long-term spaces shall be accessible only to the bicycle owners, and not provide access to any other building space. Long-term spaces for the residential and commercial components of the project shall be provided separately. The residential elevator car shall be large enough to accommodate direct ingress/egress of a standard adult bicycle (minimum 6-foot clear with the elevator door closed), and a rider. The short-term spaces shall be provided on the public sidewalk along Washington Place and/or Sawtelle Boulevard frontage, using two (2) City approved “Inverted - U” Bicycle Racks. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrances to the residential lobby, and the commercial tenant spaces in the building. Bicycle parking location, layout and equipment shall comply with the City’s approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces. d. Concurrent with submitting any application for Building Permit for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle			

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	parking for the project to the Culver City Public Works Senior Management Analyst. The development plans submitted for Building Permit shall provide all detailed information necessary to ensure compliance with these Conditions, including information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. 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 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 <u>any</u> Certificate of Occupancy. All required bicycle parking shall be provide free to any building residents, tenants, tenant's employees and/or visitors.			

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29.	Consistent with Predevelopment Plans approved by the Planning Commission at the March 22, 2017, Planning Commission Meeting and in accordance with State Density Law/DOBI related density increases and concessions, the project shall have: i. A maximum number of 14 dwelling units, 2 of which shall be reserved as affordable; ii. For the east facing frontage a zero setback at the ground floor commercial level and a minimum five (5) foot setback above the ground floor commercial level with no required 60 degree clear zone; and, iii. Allowed balcony and staircase landing encroachments within the required five (5) setback above the ground floor commercial level.	Planning/ Housing	Special	
30.	Consistent with Federal fair housing law, the affordable units shall have the same amenities, and access to said amenities, as the other residential units within the development. Such amenities shall include, but not be limited to, secured residential vehicle parking spaces, residential bicycle parking spaces, subterranean private storage spaces, residential staircases, residential lobbies and elevator, residential only gym, any other residential common areas, and basic dwelling fixtures/standards such as kitchens, bathrooms, and washer/dryers within the units.	Planning/ Housing	Special	
31.	a. Prior to issuance of demolition permit, the applicant shall retain a qualified Archaeologist who meets the Secretary of the Interior's	Planning	Special	

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	Professional Qualifications Standards (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist). Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session, shall be carried out by the Qualified Archaeologist and the Gabrielino Tribe and shall focus on how to identify archaeological and cultural resources that may be encountered during earthmoving activities and the procedures to be followed in such an event. b. Prior to issuance of demolition permit, the applicant shall retain a Native American tribal monitor from a Gabrieleno Tribe who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to			

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	known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrieleno Tribe. c. In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and the Gabrielino Tribe. If the resources are Native American in origin, the Gabrieleno Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The			

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	treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a local school or historical society in the area for educational purposes. d. Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the applicant to the			

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	City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. e. A qualified Paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter older Quaternary sediments. The Paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older Quaternary sediments. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the Paleontologist. f. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the			

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GENERAL				
	area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the paleontologist shall implement a paleontological salvage program to remove the resources from the project site. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school. g. The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the project Applicant to the City and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.			

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	h. If human remains are encountered unexpectedly during implementation of the project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into			

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	account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.			

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PRIOR TO BUILDING PERMIT ISSUANCE				
32.	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	
33.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
34.	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	
35.	The residential parking shall be constructed with infrastructure necessary to allow for future	Planning	Special	

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	installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.			
36.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	
37.	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	
38.	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	
39.	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	Building	Standard	

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	be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.			
40.	A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City Engineer and Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or 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.	Planning/ Public Works	Standard	

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	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. F. Dig Alert shall be used prior to site excavations. G. A project construction schedule shall be provided to abutting neighbors.			
41.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
42.	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	Building/ Planning	Standard	

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	mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.			
43.	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	
44.	Approved Plans shall show 14 private storage areas in the residential parking area that comply with minimum multi-family and mixed use standards for private storage outside the dwelling unit.	Planning	Special	
45.	A pre-construction coordination meeting shall be held in City Hall which shall include the on-site field superintendent and City staff, prior to the start of major construction activities.	All	Special	
46.	Building Safety reserves the right to adjust allowed construction staging areas during the course of the project.	Building	Special	
47.	A pre-demolition survey shall be conducted to assess the potential for lead and asbestos within the dilapidated structure; removal of lead and asbestos, if required shall be subject to standard Federal, State, County, and local laws governing lead and asbestos removal.	Building/ Planning	Special	
48.	Prior to excavation, the applicant shall communicate and coordinate with the owner of the active pipeline underneath Sawtelle	Building/ Planning	Special	

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	Boulevard that is identified by the National Pipeline Mapping System to ensure the line is not damaged or ruptured. The applicant shall provide City staff proof of this communication, responses by the pipeline owner, and any conditions requested by the pipeline owner.			
49.	Prior to excavation a Soils Management Plan prepared by an environmental consultant shall be submitted to Building and Planning staff that stipulates Federal, State, County, and local standard procedures to implement should underground tanks and/or clarifiers be encountered during excavation and construction. Implementation of the plan, if needed, shall include, but not be limited to removal of soils around tanks and/or clarifiers, vacuuming of the inside of the tanks and clarifiers, and protection of soils around the tanks and clarifiers during excavation and extraction.	Building/ Planning	Special	
50.	This project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of building permits or any construction permits issued by the Engineering Division.	Public Works	Special	

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DURING CONSTRUCTION				
51.	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	
52.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
53.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
54.	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	
55.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
56.	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				
57.	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	
58.	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 no construction on 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	
59.	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	
60.	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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DURING CONSTRUCTION				
	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.			
61.	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	
62.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe	Building/ Public Works	Standard	

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DURING CONSTRUCTION				
	movement of vehicles into and out of the Property.			
63.	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	
64.	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	
65.	If needed, measures per a Soils Management Plan prepared by an environmental consultant shall be implemented during excavation and/or construction.	Building/ Planning	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
66.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on June 2, 2016 at the Project Review Committee meeting (and any modified comments after that 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	
67.	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	
68.	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	
69.	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	All	Standard	

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	following shall be provided to and approved by the City: A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
70.	As the project nears completion no partial or grand openings shall be permitted without applying for and gaining approval of a CO or TCO. No scheduling of any partial or full openings or advertising of any openings shall be allowed unless approved by the City.	All	Special	
71.	The applicant shall install a NO RIGHT TURN SIGN, to the satisfaction of the Senior Civil Engineer, at the alley north of the site for motorists exiting the project's driveway at the rear.	Public Works	Special	
72.	Consistent with the City's Bicycle and Pedestrian Master Plan and to the satisfaction of the Senior Civil Engineer, the applicant shall install: i. Sharrows and related signage on Sawtelle Boulevard between Venice Boulevard and Washington Place.	Public Works	Special	

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	ii. Continental style crosswalks at all legs of the intersection of Sawtelle Boulevard and Washington Place.			
73.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, reserving for a period of 55 years commencing with the first day being the date of recordation with the County of Los Angeles, Two (2) units within the development for individuals or families or households meeting low income levels as established by the State of California and the County of Los Angeles, with rent levels complying with Federal, State, County, and Culver City affordable housing criteria, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division and the Housing Authority. The 55 year requirement shall remain in place even if the project is modified from a rental project to a for-sale project.	Planning Housing	Special	
74.	The Housing Authority shall create a process which the applicant shall abide by for selection of renters (or purchasers) for the 2 affordable units. The Housing Authority shall confirm eligibility of all selected applicants.	Planning Housing	Special	

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ON-GOING				
75.	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 March 22, 2017, excepted as modified by these Conditions of Approval.	Planning	Standard	
76.	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	
77.	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	
78.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/	Standard	

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ON-GOING				
		Public Works		
79.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential 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	City Attorney	Special	

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ON-GOING				
	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.			
80.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
81.	All vehicular and pedestrian access points to the residential portion of the project shall be secured with either locked doors, wrought iron gates, roll-up gates, security codes and/or keys so as to allow only residents and resident guests entry to residential parking, lobbies, elevators, staircases, gym, catwalks, and dwelling units.	Planning	Special	
82.	Each tandem pair of residential parking spaces shall be assigned to one unit.	Planning	Special	
83.	The Housing Authority shall administer the covenant that guaranties the project's two (2) affordable housing units for low income households. Administration shall include but not be limited to assuring compliance with Federal, State, County, and Culver City affordable housing criteria and regulations including maximum rent that can be paid.	Housing	Special	