

RESOLUTION NO. 2022-P012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW P2021-0116-ASPR, AND TENTATIVE PARCEL MAP NO. 82792, P2021-0116-TPM TO ALLOW THE CONSTRUCTION AND CREATION OF FOUR AIRSPACE LOTS FOR FOUR ATTACHED CONDOMINIUM UNITS AT 3826 GIRARD AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE-FAMILY (RMD) ZONE.

(Administrative Site Plan Review P2021-0116-ASPR and
Tentative Parcel Map P2021-0116-TPM)

WHEREAS, on May 10, 2021, Steve Stapakis (the "Applicant"), filed an application for an Administrative Site Plan Review and Tentative Parcel Map to construct a two-story, four-unit, attached condominium-style residential development by creating four (4) new airspace lots at 3826 Girard Avenue (the "Project"). The Project site is legally described as Lot 47 of Tract No. 6365 in the City of Culver City, County of Los Angeles, State of California; and,

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

1. Administrative Site Plan Review P2021-0116-ASPR: to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood, and

2. Tentative Parcel Map P2021-0116-TPM: to ensure the subdivision complies with all required standards, City ordinances, and state law; to ensure lot sizes compatible with existing lot sizes in the immediate neighborhood; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of streets for

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

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

7 WHEREAS, on June 22, 2022, after conducting a duly noticed public hearing on the
8 subject application, including full consideration of the application, plans, staff report,
9 environmental information and all testimony presented, the Planning Commission (i) by a vote
10 of ___ to ___, adopted Categorical Exemptions, in accordance with the California Environmental
11 Quality Act (CEQA), finding the Project will not result in significant adverse environmental
12 impacts; (ii) by a vote of ___ to ___, conditionally approved Administrative Site Plan Review
13 P2021-0116-ASPR and Tentative Parcel Map P2021-0116-TPM;
14

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

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

20 **Administrative Site Plan Review**
21

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

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

The general layout of the Project is consistent with standards of development and intent of
the Medium Density Multiple-Family Residential (RMD) zoning district. The Project is

proposing four units consistent with the density allowed in the RMD zone. Location of the building conforms to the minimum Zoning Code required setbacks and is designed to provide a common vehicular access, as well as individual walkways to unit entries. Unit entries face the public right-of-way, consistent with design guidelines and the design of the structure mimics existing single-family homes in the neighborhood, furthering design guideline goals. The Project is compliant with the 30-foot height limit in the RMD zone.

The Project meets the parking requirement for a multi-family project by providing two (2) covered parking spaces per unit plus one (1) guest parking space, for a total of ten (10) spaces. Vehicles will access the site from Girard Avenue by means of a ten-foot-wide driveway. The driveway leads to a subterranean garage where vehicles can enter and exit the site facing forward. The configuration of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed to provide visibility and accessibility to ensure safety and usability. The Multi-Family Neighborhood Design Guidelines were reviewed as part of the Project and designed to meet the intent of the goals and objectives. The conditions of approval will further ensure all CCMC requirements are met.

B. The architectural design of the structures 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 Cape Code design of the building includes white wood siding with gable roof that is broken up setbacks in key locations on the building. Bay windows and window placement add visual interest to the building while reducing instances of blank façade. Front doors facing the public right-of-way and a front facing covered patio emulate existing single-family home design in the neighborhood, thus complying with guidelines that call for harmonization of building scale with existing prevailing conditions. Privacy for all properties is also increased through the introduction of clearstory windows in the rear of the property. Overall, the Project design is compatible with other residential structures in the neighborhood and the building height and massing is consistent with RMD Zone standards.

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

The Project proposes various improvements to the site including new landscaping. In compliance with the CCMC all front, side and rear yards not devoted to paved driveways, walkways or patios will be provided with landscape. The street frontages will be landscaped, with a Wilson Olive trees and other shrubbery. The side yards and rear yards will include a several Western Rosebud trees while substantial ground cover will be placed

1 along all other frontages. Trees, shrubs, and ground cover will be conditioned to include
2 drought tolerant planting. The Project is subject to the City's Urban Forest Master Plan and
3 will provide parkway landscape improvements as applicable. The Project landscaping is
4 consistent with the purpose and intent of this Chapter, the requirements of the zoning district
in which the site is located, and all applicable development standards and design
guidelines.

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

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

22 The design and layout of the proposed Project will not interfere with the use and enjoyment
23 of neighboring existing or future development. The conditions of approval and compliance
24 with all CCMC requirements will ensure that the proposed Project will not be a detriment to
25 the public interest, health, safety, or general welfare, or injurious to persons, property, or
26 improvements in the vicinity and zoning district in which the property is located. Further, by
27 providing additional housing in the neighborhood, the Project will serve the public interest
28 and welfare.

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

33 The site is in an existing urbanized neighborhood and is currently developed with a single-
34 family dwelling. Therefore, public facilities to the site currently exist. It is not anticipated
35 that the proposed Project and resulting additional three units will require new public
36 facilities. Upgrades to the existing facilities, if required, can be provided. Improvements to
37 the abutting right-of-way, such as new curb and gutter and street repaving, will be
38 implemented per the conditions of approval. Further, the existing and proposed public
39 service facilities necessary to accommodate the Project such as: the width and pavement

of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public utilities are adequately provided as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

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

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

Tentative Parcel Map

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

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

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

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

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

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

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

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

23 The proposed development has vehicular access by means of a driveway apron directly
24 adjacent to Girard Avenue. Vehicular access onto the subject site is to be provided by
25 means of a ten (10) foot wide easement for common use driveway purposes. The Project
26 Site provides adequate on-site circulation and parking, in compliance with the Zoning Code
27 and each proposed airspace lot will have access to an existing dedicated street approved
28 by the City.

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

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

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

Located within an existing urbanized residential neighborhood, the proposed division is
provided access by means of the existing public right-of-way, Girard Avenue to the west.

Further, there were no items of potential interference identified between the proposed subdivision and any street or Master Plan highway.

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

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

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (2) approves Administrative Site Plan Review P2021-0116-ASPR and Tentative Parcel Map P2021-0116-TPM subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 22nd day of June, 2022.

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

Attested by:

RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

EXHIBIT A
RESOLUTION NO. 2022-P012
Case No P2021-0116-ASPR/TPM
3826 Girard Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling	Public Works	Standard	

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GENERAL				
	capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.			
6.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works	Standard	
7.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All Depts	Standard	
8.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
9.	The applicant shall provide fire sprinklers per National Fire Protection Association (NFPA) 13 in the parking area and per NFPA 13R in the dwelling units. The applicant shall contact Culver City Fire Department for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Community Risk Reduction	Special	
10.	The applicant shall provide a fire alarm system per NFPA 72 with central monitoring and audible (min-horns) in each dwelling unit.	Community Risk Reduction	Special	
11.	The applicant shall provide an address viewable and legible from the public right-of-way. Size and	Community Risk Reduction	Special	

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GENERAL				
	font shall meet the Fire and Building code requirements.			
12.	The applicant shall provide a KNOX box with keys for all common doors and gates.	Community Risk Reduction	Special	
13.	The applicant shall provide a KNOX key switch for electric gates and electric door strikes.	Community Risk Reduction	Special	
14.	The applicant shall provide a smooth surface from public rights-of-way to units and the parking area for the use of gurneys.	Community Risk Reduction	Special	
15.	The applicant shall provide a topographical map showing the existing structures on the lot and the lot lines. The map shall also show the existing street trees, parking meters, parking tees, pull boxes (if any), etc.	Public Works Engineering	Special	
16.	The applicant shall submit a tentative map, prepared by a State licensed surveyor or civil engineer. The map shall not exceed 24-inches by 36-inches in dimension and be drawn to an appropriate engineering scale. The applicant shall provide a digital copy of a current title report that contains links to the various encumbrance documents. Tentative Map shall satisfy Section 15.10.235 of the Municipal Code and shall show the following: a. Tentative map number shall be shown at the top of the map in large font. Standard notes shall include but not be limited to the following: legal description of the property; site address; owner's name and address; developer's name and address; total area of property; existing and proposed zoning and land use; FEMA flood zone designation; all serving utility companies; and the name and address of the company/person preparing the map.	Public Works Engineering	Special	

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GENERAL				
	Approximate grading quantities should also be listed on the map. b. A 5-Foot sanitary sewer easement shall be maintained from the rear property line. c. The required water main that will serve this site shall be shown on the map along with any required fire hydrants, backflow devices, and Fire Department connections. Show any fire lane required by the Fire Department on the tentative map, which will be dedicated as such on the final map. d. All abutting properties shall be identified with lot lines, map number, and recording information.			
17.	All existing driveway approaches which will no longer be necessary due to this project shall be removed and replaced with full height sidewalk, parkway, and curb and gutter.	Public Works Engineering	Special	
18.	The existing curb and gutter and sidewalks shall be removed and reconstructed	Public Works Engineering	Special	
19.	Parkway shall be landscaped with drought tolerant plants according to the City's Residential Parkway Guidelines. Submit off-site landscape plans to Engineering Division for review and approval.	Public Works Engineering	Special	
20.	For utility cuts in concrete street paving, the full concrete panel pavement shall be replaced.	Public Works Engineering	Special	
21.	Show location of property lines in section drawings. Show existing sanitary sewer and other easements.	Public Works Engineering	Special	
22.	A 5-foot sewer easement at the rear of the property shall be maintained and shown on the tentative and	Public Works Engineering	Special	

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GENERAL				
	final maps. Proposed structure shall maintain at least 5 feet from the rear property line.			
23.	The project is required to replace the nearby speed hump and/or associated pavement markings if either is damaged by the project construction.	Public Works Mobility	Special	
24.	The project is required to install a new sign post in front of the site to be used for relocating the nearby parking signs (presently posted on a streetlight pole) to be installed per requirements of the California Manual on Uniform Traffic Control Devices (MUTCD).	Public Works Mobility	Special	
25.	Any work within the public right-of-way will require an encroachment permit accompanied by a traffic control plan consistent with provisions of the California MUTCD for review and approval by the Public Works Mobility and Traffic Engineering Division.	Public Works Mobility	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
26.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
27.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
28.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer. b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. 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. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.			

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	c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants, and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. e. The CMP shall address implementation of the following <u>measures during construction</u>: i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards.			

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	f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
29.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
30.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building Safety	Standard	
31.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	
32.	This project is subject to the City's Sewer Facility Charge. This charge must be paid prior to the issuance of building permit.	Public Works Engineering	Special	
33.	Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final	Public Works	Special	

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	bicycle parking layout is in compliance with these bicycle parking requirements.			
34.	A careful, detailed photo documentation of neighboring properties is required prior to the start of any major construction activities, provide a digital copy of photos to Building Safety.	Building Safety	Special	
35.	All trucks driving to the jobsite shall obtain Culver City haul route permits, a copy of the approved haul route permit shall be kept in every vehicle traveling to the construction site, including supplier and delivery vehicles	Building Safety	Special	
36.	A soils report shall be submitted with the Building Permit Application.	Building Safety	Special	
37.	Final Architectural plans to be stamped by a California licensed design professional.	Building Safety	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
38.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building Safety/ Current Planning	Standard	
39.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building Safety	Standard	
40.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building Safety/ Public Works	Standard	
41.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction 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 Safety	Standard	
42.	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the Property or at designated offsite locations	Building Safety/ Current Planning/	Standard	

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DURING CONSTRUCTION				
	approved by the City, and not in the surrounding neighborhood.	Public Works		
43.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building Safety/ Current Planning/ Public Works	Standard	
44.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building Safety/ Public Works	Standard	
45.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building Safety/ Public Works	Standard	
46.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no	Building Safety/ Current Planning	Standard	

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DURING CONSTRUCTION				
	less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and 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.			
47.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building Safety/ Public Works	Standard	.

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DURING CONSTRUCTION				
	Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.			
48.	Construction workers, construction vehicles, delivery trucks shall not park on any neighboring property, nor shall they park in front or behind of any neighboring property without Culver City Public Works/Engineering Division approval	Building Safety	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
49.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on June 17, 2021 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
50.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.	All	Standard	
51.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
52.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
53.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., b. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.	All	Standard	
54.	All required bicycle parking shall be installed, maintained, and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.	Public Works	Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
55.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on June 22, 2022 , excepted as modified by these Conditions of Approval.	Current Planning	Standard	
56.	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	
57.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
58.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
59.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

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ON-GOING				
60.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
61.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
62.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval and shall be completed as specified therein.	Current Planning	Standard	

GLOSSARY OF ABBREVIATIONS

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

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	The property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 – "Landscaping" and shall incorporate xeriscaping and drought-tolerant plant materials.	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330	Current Planning		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	- "Signs". All signs require a separate permit and approval.			
8.	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
9.	Each dwelling unit shall be equipped with its own individual water meter.	Building		
10.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official	Building		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.			
16.	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).	City Attorney		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning. The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.			
17.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works		
18.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		

GLOSSARY OF ABBREVIATIONS

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