

1 RESOLUTION NO. 2016-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL (1)
4 APPROVAL OF COMPREHENSIVE PLAN CP-P2015054; ZONING CODE MAP
5 AMENDMENT ZCMA-P2015055; GENERAL PLAN MAP AMENDMENT GPMA -
6 2015056; AND TENTATIVE TRACT MAP TTM-2015057 FOR PROPOSED
7 PLANNED DEVELOPMENT DISTRICT NO. 14, CONSISTING OF THE
8 SUBDIVISION OF A CURRENT 4.35 ACRE R1 ZONED LOT, INTO 10 NEW
9 LAND LOTS FOR THE DEVELOPMENT OF EIGHT NEW SINGLE FAMILY
10 HOMES, RETENTION OF ONE EXISTING SINGLE FAMILY HOME; AND
11 DEVELOPMENT OF A 90 UNIT/110 BED SENIOR CITIZEN RESIDENTIAL
12 CARE FACILITY FOR ASSISTED LIVING AND MEMORY CARE LOCATED AT
13 3814 LENAWEE AVENUE; AND (2) ADOPTION OF THE RELATED MITIGATED
14 NEGATIVE DECLARATION AND MITIGATION MONITORING AND
15 REPORTING PROGRAM.

16 (Comprehensive Plan CP-P2015054;
17 Zoning Code Map Amendment ZCMA-P2015055
18 General Plan Map Amendment GPMA-2015056
19 Tentative Tract Map TTM-2015057)

20 WHEREAS, on May 28, 2015, R and D Development, LLC (the "Applicant"), filed
21 applications for a Comprehensive Plan, Zoning Code Map Amendment, General Plan Map
22 Amendment, and Tentative Tract Map for proposed Planned Development District No. 14 (PD
23 14), consisting of the subdivision of an existing 4.35 acre R1 Zoned lot, into 10 new land lots,
24 nine of which will be R1 style single family parcels each developed with a two-story single
25 family home and two-car garage; and the tenth lot containing a 90 unit/110 bed senior citizen
26 residential care facility for assisted living and memory care (the "Project"), the Project site is
27 described more fully as Assessor Parcel Numbers 4204-010-010 and 4204-010-011; in the City
28 of Culver City, County of Los Angeles, State of California; and,
29

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

1. Comprehensive Plan: To ensure the Project is in compliance with all required standards and City ordinances, and establish all onsite and offsite conditions of approval, to reflect development standards specific to the subject site and the site features and compatibility of the proposed Project with the uses on adjoining properties;
2. Zoning Code Map Amendment: To ensure proper rezoning of the property from R1 to Planned Development ;
3. General Plan Map Amendment: To ensure the proper General Plan Land Use designation of Planned Development (PD) and to establish General Plan consistency with PD development standards; and
4. Tentative Tract Map: To ensure compliance with State and local subdivision law and ordinances; and

WHEREAS, on June 8, 2016, after conducting a duly noticed public hearing on the subject applications, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of to, recommended to the City Council adoption of a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act (CEQA), finding the Project, as mitigated, will not result in significant adverse environmental impacts; (ii) by a vote of to, recommended to the City Council adoption of a Mitigation Monitoring and Reporting Program (MMRP), which prescribes mitigation measures that will reduce the Project's potentially significant impacts to a less than significant levels; and (iii) by a vote of to, recommended to the City Council approval of Comprehensive Plan CP-P2015054; Zoning Code Map Amendment ZCMA- P2015055; General Plan Map Amendment GPMA-2015056; and Tentative Tract Map TTM- 2015057, 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:

Comprehensive Plan for Proposed Planned Development Zoning District No. 14:

As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a Comprehensive Plan are hereby made:

A. The proposed Comprehensive Plan can be substantially completed within four years.

The Project is planned and scheduled to be completed within two and one half years and the Applicant will construct the Project in three phases. Construction is expected to begin in late 2016 with full build-out and occupancy in early to mid-2019.

B. The proposed development is capable of creating an environment of sustained desirability and stability or adequate assurance will be provided such objective will be attained.

The Project's land uses, consisting of nine single family homes and an assisted living facility will create an environment of sustained desirability and stability. The nine single family homes will continue the single family pattern of the surrounding neighborhood to the east and south of the Project site. The single family lots will be developed consistent with the similar R1 development standards that the surrounding single family properties are subject to. This includes lot size, dwelling size, parking, setbacks, and height and number of stories. Public right-of-way improvements including a new cul-de-sac, the widening of an existing street, new sidewalks and street trees, and street parking spaces will be consistent with the existing single family development patterns of the Blair Hills neighborhood.

The assisted living facility will be oriented towards the north and east adjacent to multi-family housing and La Cienega Boulevard, a high speed, controlled access road. At its closest point to the single family homes south of it, the facility height will not exceed two stores and 32 feet, similar to the surrounding single family homes. On-site landscaping and above code required parking for the facility will contribute to the facility's ability to co-exist with surrounding residential areas while lessening potential impacts. The assisted living facility will also provide a stable environment for senior citizens with health conditions that prevent independent living and will create a sustained and desired place for families needing such facilities.

C. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect.

The single family portion of the Project will continue the single family land use pattern in the neighborhood while adding street trees, sidewalks, and street parking. This

continued land use pattern with added public right-of-way amenities will be beneficial to the surrounding area. The assisted living facility will be self-contained with above code required parking, landscaping including trees to help soften the care facility's massing, and at its closest point to the single family homes south of it, it will be two stories and 32 feet, similar to single family development standards. Because the area south of it is at a higher elevation, at two stories, those homes would be looking down into the assisted living facility and currently at a single story, the homes are at the same level as the second story of the care facility. Overall future potential development will not negatively affected by the residential care facility. The site is currently a large vacant lot and the proposed development is sensitive to the existing neighborhood and will integrate well into the Blair Hills community and the proposed uses will not be detrimental to surrounding single family and multi-family uses.

D. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the adjacent street network.

A traffic impact analysis for the Project was prepared and finalized as part of this Project. The traffic study did not identify significant impacts to intersections or street segments and adjacent streets such as Lenawee Avenue and La Cienega Boulevard are adequate to serve the Project. Further the Project will create a new cul-de-sac street capable of carrying traffic from both the single family homes and the residential care facility. With Project required widening of Lenawee Avenue, a deceleration lane along La Cienega Boulevard, new sidewalks and street trees, new street lights, and the new cul-de-sac, streets serving the development are suitable.

E. The proposed development is compatible with the surrounding area.

The surrounding area is comprised of single family homes to the east and south, multi-family housing to the north, and a high speed, controlled access road to the east. The proposed development will place the single family development towards the existing single family neighborhood to the south and west and the assisted living facility which is closer in use type, to the multi-family homes will face its front towards those multi-family homes and the major boulevard to the east. The single family, two-story homes with two car garages will be built similar to surrounding single family homes. The residential care facility will be split into a two story/32 foot high section closest to the existing single family homes and thus compatible with existing uses and into a three story/45 foot high section closer to the multi-family housing north of the site. The varied proposed uses and split height for the assisted living facility achieve compatibility with single family and multi-family neighborhoods surrounding the site. On-site landscaping for the assisted living, adequate parking, new street trees and street lights, new sidewalks and a widened road all combine to further assure compatibility.

F. The types and locations of any proposed commercial development can be economically justified.

The assisted living facility will be approximately 75,394 square feet and will consist of 90 units with 110 beds total. The 90 units will be divided into 22 memory care units, 41 studios, 25 one-bedroom units, and two two-bedroom units. There will be a kitchen and common dining area, activity areas, a theatre, gym, classroom/computer room, library, offices and nursing stations, and outside open space and courtyard areas. The target population will be senior citizens, including veterans, who due to age or medical conditions cannot live independently and memory care patients. As the Baby Boom generation continues to age the percentage of the overall population that is 65 years or older will continue to increase and demand for assisted living facilities will also increase. Advancement in medicine has prolonged life and people are more likely now than in the past to reach their late 70's or early 80's. With age comes a breakdown in the human body, including the inability to retain memory, resulting in a need to live where one can be helped with daily functions and activities ranging from bathing, to taking prescribed medication, to eating at the proper time. The assisted living facility will meet this demand and it is expected to succeed economically with the amenities listed above attracting families wishing to place older relatives in a place that offers mental and physical stimulation.

G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process.

The current Culver City General Plan land use designation for the site is Low Density Single Family and a General Plan Map amendment is being processed concurrently to change the land use designation to Planned Development. The General Plan Land Use Designation of Planned Development recognizes existing or proposed large residential complexes which often consist of more than one building on a site of one acre or larger. The intent of the designation is to take advantage of the opportunity provided by large scale development parcels to develop residential complexes that integrate aesthetic and functional design both within the complex and the larger community. The Planned Development designation for this site will allow a separation of uses between the single family and assisted living portions with the assisted living section closer in function with multi-family housing to the north. Use of the reminder of the site for nine new single family lots will be consistent with the existing Low Density Single Family designation. However to ensure a unified and integrated design that assures compatibility for the two types of uses on the Project site, the single family portion will also be part of the Planned Development designation.

The single family portion of the Project will be consistent with: General Plan Land Use Objective 1 – Neighborhood Character – because the single family lots will be consistent with surrounding single family lots thus protecting the low to medium density character of Culver City's residential areas; General Plan Land Use Objective 2 – Housing Supply – because the Project will result in eight new homes; General Plan Land Use Objective 5 – Economic Activity – because the assisted living will encourage a new business

1 opportunity that will help to serve local and regional communities in need of assisted
2 living.

- 3 **H. Any exception from the standards and requirements of this Title is warranted by**
4 **the design and amenities incorporated in the Comprehensive Plan and is desired**
5 **by the Council.**

6 No exceptions to the standards and requirements of the City's Zoning Code have been
7 requested for this Project.

- 8 **I. Existing and proposed utility services are adequate for the proposed uses.**

9 Review of the Project by the City's Public Works Department has determined that the
10 proposed utility services and existing utilities that will serve the site are adequate for the
11 proposed uses.

- 12 **J. The Comprehensive Plan has complied with all applicable City requirements.**

13 The Comprehensive Plan has been prepared in conformance with the Culver City
14 Municipal Code, including the Zoning and Building Codes. This includes submission
15 and review of a proposed site plan and uses; preliminary building plans; landscaping,
16 and lighting; and civil engineering plans. Review by City departments of these plans
17 has determined that the Comprehensive Plan is in compliance with all applicable City
18 requirements.

19 **Planned Development (PD 14) Zoning Code Map Amendment and General Plan Map**
20 **Amendment:**

21 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for a Zoning
22 Code Map Amendment and General Plan Map Amendment are hereby made:

- 23 **1. The proposed amendment ensures and maintains internal consistency with the**
24 **goals, policies, and strategies of all elements of the General Plan and will not**
25 **create any inconsistencies with the Zoning Code, in the case of a Zoning Code**
26 **amendment.**

27 The proposed zoning code map amendment will ensure and maintain internal
28 consistency with the General Plan because concurrent with this recommended approval
29 there will be a General Plan Map Amendment that changes the site's designation from
Low Density Single Family to Planned Development. Planned Development is the
appropriate General Plan designation for a Planned Development Zoning Designation.
The General Plan Land Use Designation of Planned Development states that it is
established in recognition of existing or proposed large residential complexes which
often consist of more than one building on a site of one acre or larger. The intent of the
designation is to take advantage of the opportunity provided by large scale development

1 parcels to develop residential complexes that integrate aesthetic and functional design
2 both within the complex and the larger community.

3 A Planned Development or PD Zone is applied to sites suitable for large scale
4 development. The PD zoning district can also be applied to sites suitable for combined
5 commercial, residential and/or live/work uses within a physically integrated and
6 contiguous area. The Project proposes to combine both single family residential and a
7 residential care facility within one physically integrated and contiguous area. The
8 proposed PD Zone at 4.34 acres meets the minimum one acre or larger requirement for
9 PD zones.

10 With City approval of the proposed amendments, the Project will be consistent with
11 General Plan Land Use Objective 1 – Neighborhood Character – because the single
12 family lots will be consistent with surrounding single family lots thus protecting the low
13 to medium density character of Culver City's residential areas; General Plan Land Use
14 Objective 2 – Housing Supply – because the Project will result in 8 new homes; General
15 Plan Land Use Objective 5 – Economic Activity – because the assisted living will
16 encourage a new business opportunity that will help to serve local and regional
17 communities in need of assisted living.

18 **2. The proposed amendment would not be detrimental to the public interest, health,
19 safety, convenience or welfare of the City.**

20 The General Plan Planned Development designation will guide the zoning for the site.
21 The zone change to Planned Development will focus the types of uses allowed in the
22 Comprehensive Plan consistent with the accompanying plans for the Project. The new
23 zoning designation and the accompanying Comprehensive Plan will establish
24 development standards for the single family lots and the assisted living lot ensuring
25 height, setbacks, and required parking for both uses are established to diminish potential
26 impacts to surrounding areas. The General Plan Map and Zoning Map Amendments
27 will not be detrimental to the public interest, health, and safety because it will establish
28 Planned Development as the appropriate land use designation for the site and
29 implement the Project development and land use standards through the accompanying
Comprehensive Plan. Further the amendment, and Project, have been reviewed by City
Departments to ensure compliance with all relevant City standards, codes and policies
and Project conditions and mitigations will also lessen any potential impacts.

30 **3. The proposed amendment is in compliance with the provisions of the California
31 Environmental Quality Act (CEQA).**

32 The proposed Zoning Code Map Amendment and General Plan Map Amendment is in
33 compliance with CEQA as more fully detailed in the Project's environmental
34 documentation, including, but not limited to, the Initial Study, Mitigated Negative
35 Declaration and Project traffic study. Potential impacts to various environmental factors

as reviewed in the Initial Study will be mitigated through on-site monitoring during all excavations to ensure cultural resources are not destroyed; implementation of a 100 foot wide “no-build” zone to address impacts from a known earthquake fault; proper lead and methane abatement and well abandonment to address hazardous materials; and various noise reduction measures to address construction related noise. In accordance with CEQA, the Project’s greenhouse gas emission impacts were reviewed and found to have a less than significant environmental impact on the surrounding area.

As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding for a Zoning Code Map Amendment is hereby made:

4. The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

A complete review by City staff has determined that the Project site is in compliance with all applicable design standards and all public services can be provided; therefore, the site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation and anticipated land use development as outlined in the Comprehensive Plan.

The PD 14 Zone will allow single family homes on single family lots situated around a new cul-de-sac and a widened portion of Lenawee Avenue, consistent with the adjoining single family neighborhood to the south and west of the site. The assisted living facility will be oriented towards a multi-family neighborhood to the north and will have entry access off of a La Cienega Boulevard, a major high speed arterial, with a deceleration lane. Direct access onto the single family neighborhood will occur only for exiting of the facility with an exit driveway ending at the cul-de-sac bulb. The project will respect surrounding land uses with required setback, height, and parking requirements as stated in the Comprehensive Plan. The assisted living facility lot is large enough to accommodate a split level building with one portion at two stories/32 feet in height closest to the single family neighborhood and a second portion at three stories/45 feet in height closest to the multi-family dwellings. Vehicular access to the Project site has been located at physically suitable locations on La Cienega Boulevard, a widened portion of Lenawee Avenue, and a new cul-de-sac.

In sum, the proposed single family residential and residential care facility uses are compatible with existing land uses. The site has two frontages making it ideal for two different access points – one off of Lenawee Avenue for the residential portion and one of La Cienega Boulevard for the residential care facility portion.

Tentative Tract Map No. 72659:

As outlined in CCMC Title 15, Section 15.10.265, the following required findings for a Tentative Tract Map are hereby made:

A. The proposed map is consistent with the General Plan.

This subdivision is in conformance with the goals, policies and strategies of the General Plan. Specifically, the subdivision and related development allowed for in the accompanying Comprehensive Plan is consistent with the Project site's proposed General Plan Land Use "Planned Development" designation and surrounding General Plan Land Use "Low Density Single Family" designation.

B. The design of the proposed subdivision is consistent with the General Plan.

The design of the proposed subdivision and accompanying Comprehensive Plan is consistent with the proposed General Plan Land Use "Planned Development" designation. Also the design of the proposed subdivision and accompanying Comprehensive Plan is consistent with the General Plan Planned Development policy to take advantage of the opportunity provided by large scale development parcels to develop residential complexes that integrate aesthetic and functional design both within the complex and the larger community. The subdivision and accompanying Comprehensive Plan fulfills the City's goals of creating a sustainable, place-making development that brings single family housing and assisted living services in a compatible and co-existing manner with surrounding Blair Hills neighborhood.

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

At 4.35 acres the Project site is physically suitable for the proposed subdivision. The Project site, as designed through the accompanying Comprehensive Plan, can accommodate the proposed nine single family lots and homes and the 90 unit/110 bed assisted living facility with accompanying parking spaces for both types of use.

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

The Project site is physically suitable for the density/massing of the proposed Project as outlined in the accompanying Comprehensive Plan. The subdivision can accommodate the proposed nine single family lots and homes and the 90 unit/110 bed assisted living facility. The land subdivision will occur on existing contiguous land parcels and will not result in physical divisions of existing commercial and residential neighborhoods beyond the Project site.

E. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

1 The proposed tentative tract map subdivision together with the onsite and offsite
2 improvements and Project conditions will not cause any known environmental damage
3 and will not damage any fish and/or wildlife habitats because such fish and/or wildlife
4 habitats do not exist on or near the site. The majority of the site is currently vacant with
5 vegetation but void of any rare or endangered species. The Project site does not serve
6 any known habitat for fish or other wildlife however a Project condition will require nest
7 monitoring during all removal of trees.

8 **F. The design of the subdivision is not likely to cause serious public health**
9 **problems.**

10 The proposed tentative tract map subdivision will not cause any known serious public
11 health problems, after implementation of the onsite and offsite improvements and
12 conditions; compliance with all applicable subdivision, Comprehensive Plan, and Zoning
13 Code development standards; and compliance with all Project conditions of approval
14 required by the reviewing City Departments, such as the Fire Prevention Division,
15 Planning Division, Building and Safety Division and the Engineering Division. The uses
16 proposed for this subdivision are consistent with single family and residential care facility
17 land uses allowed in accompanying Comprehensive Plan.

18 **G. The design of the subdivision will not conflict with easements, acquired by the**
19 **public at large, for access through or use of, property within the proposed**
20 **subdivision.**

21 The proposed Tentative Tract Map subdivision and the onsite and offsite improvements
22 will not conflict with any existing and/or proposed easements. There will be public right-
23 of-way easements for the widening of Lenawee Avenue and for the creation of a new
24 cul-de-sac street and new homes associated with the subdivision will not be constructed
25 over the existing 10 foot wide storm drain easement at the west end of the Project site.
26 The subdivision will not affect public right-of-way access and use requirements or
27 placement of utilities within the public right-of-way at either above surface, at surface, or
28 below surface areas.

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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
Commission of the City of Culver City, California, hereby recommends to the City Council (1)
approval of Comprehensive Plan CP-P2015054; Zoning Code Map Amendment ZCMA-
P2015055; General Plan Map Amendment GPMA-2015056; and Tentative Tract Map TTM -
2015057, subject to the conditions of approval as set forth in Exhibit "A" (Conditions of
Approval) which include mitigations measures resulting from the Mitigated Negative

1 Declaration/Initial Study, attached hereto and incorporated herein by this reference; and (2)
2 adoption of a related Mitigated Negative Declaration and Mitigation Monitoring and Reporting
3 Program.

4 APPROVED and ADOPTED this 8th day of June 2016.

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KEVIN LACHOFF, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

10 Attested by:

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Yvonne Hunt
Administrative Secretary

EXHIBIT A
 RESOLUTION NO. 2016-P006
 CP - P2015054; PD 14/ZCMA - P2015055; GPMA – 2015056; TTM – 2015057
 3814 Lenawee Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on a Single Family (SF) and Residential Care Facility (RCF) Comprehensive Plan/Planned Development (the “Project”), for the property located at 3814 Lenawee Avenue (the “Property”).	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the “CCMC”) and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the “Land Use Permit”) shall expire three years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –“Time Limits and Extensions”, an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – “Posted Notice”, the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	

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GENERAL				
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – “General Property Development and Use Standards”.	Planning	Standard	
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading” except as noted on the Comprehensive Plan standards that allow up to and no more than, 5 compact spaces of 7.5 feet by 18 feet, in the RCF site.	Planning	Standard/ Special	
9.	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	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
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.	Public Works	Standard	
12.	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	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with	Public Works	Standard	

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GENERAL				
	all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").			
14.	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 and to the satisfaction of the City Engineer. Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of way that results from the construction of the proposed project.	Public Works	Standard	
15.	A Trash enclosure for the RCF shall be provided and shall each have a minimum a minimum 200 square feet of trash enclosure to house 2 trash bins and 2 recycling bins. A standard dimension for a bin enclosure for two (2) bins shall be 10' (inside depth) x 12' (inside width) and shall consist of 6" thick interior concrete slab; 6" x 6" concrete curb along the interior perimeter wall, 6" thick concrete loading pad 8 feet in depth and spanning the full width of the trash enclosure; floor drain connected to sanitary sewer and grease trap or clarifier; and swing gates with 10 feet minimum clear opening. The City's Environmental Programs and Operations Manager shall determine if the Proposed inside dimension of 25 feet x 15 feet, a gated opening or openings, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall is adequate. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and	Public Works/ Fire/ Planning	Standard/ Special	

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GENERAL				
	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.			
16.	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	
17.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures".	Trans.	Standard	
18.	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	
19.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
20.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
21.	The Project shall comply with the all applicable requirements relating to solar photovoltaic	Building	Standard	

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GENERAL				
	requirements as set forth in CCMC Section 15.02.100, et. seq.			
22.	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	
23.	In order to ensure compliance with the Federal Migratory Bird Treaty ACT (MBTA) of 1918, beginning 30 days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys will conduct a weekly bird survey to detect protected native birds. The survey shall continue on a weekly basis with the last survey occurring no more than 3 days prior to initiation of project activities. The biologist shall ensure compliance with the MBTA which could result in a buffer area around trees with active nests.	Planning	Special	
24.	a. Outside structural and geotechnical reviews during the Building Permit phase will be required at the Building Official's discretion and all such costs shall be in addition to all other building permit fees. b. UL details of all fire rated construction and all fire rated penetrations shall be provided to the Building Official as required for various aspects of the structures. c. All exit signage and emergency egress lighting shall have individual battery back-up and/or be self-powered in addition to any emergency generator power (if applicable). d. The building codes the project will be reviewed under shall be the California Building Codes in effect at time of building permit review submittal.	Building	Special	

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GENERAL				
	e. The exit corridors will be considered exit passageways per CBC 1023 and as such shall be 1 hour rated; all walls, floors, and ceilings, any penetrations shall be 45 minute rated. f. The walls and floors/ceilings separating units in the RCF will be considered separation walls per CBC 420.2 and horizontal separations per CBC 420.3 and as such shall be 1 hour rated per CBC 709 and CBC 712.3. g. Any portions of the single family residences within 5 feet of a property line or an assumed property line shall be 1 hour rated with 45 minute penetrations. h. All common use areas shall be 100% accessible. i. A minimum of 10% of the RCF units shall be accessible per CBC 1120A.3; accessibility shall be available to the primary entry for the unit, at least one powder room or bathroom, to the routes to all rooms or spaces, to all common uses areas j. All other units in the RCF shall be disabled adaptable units per the Fair Housing Act. k. A minimum of 3 disabled parking spaces shall be provided including 1 van accessible parking space. l. All mechanical, stair, elevator, or service shafts shall be a minimum 2 hour rated at all floor levels. m. All treads and risers and all stair construction for common stairways shall be 100% noncombustible construction.			

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	n. All storage, electrical, service, or trash rooms shall be a minimum 2 hour rated to all other areas.			
25.	a. All single Family Dwellings shall have fire sprinklers installed per CCMC 9.02, NFPA 13 D/CRC R313 Builders option. b. An all-weather surface shall be provided during construction for emergency apparatuses; surfaces shall be able to support the weight of 68,000 pounds. c. Single family dwellings shall have hydrants meeting Culver City standard street spacing and shall not exceed 300 feet apart. Fire Hydrants are required on both sides of the RCF prior to construction; additional hydrants will be required adjacent to the single family homes and within 150 feet of the FDC. Fire hydrant layout shall be approved and installed prior to the start of construction and the storage of combustible materials. d. Residential structures shall have a fire sprinkler system compliant with NFPA 13 throughout; the system shall include a class III Standpipe system. Hose and cabinets are not required. Valves shall be 2-1/2" with 1-1/2" reducing caps. Spacing shall be 100 foot of hose with 30 foot of stream, stream to reach all portions of the building. e. Driveways shall be able to support apparatus weights of 68,000 pounds; the Fire Department access shall be provided on both sides of the RCF structure. f. Driveways and parking areas shall provide an inside turning radius of 30 feet with a minimum	Fire	Special	

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	drive width of 20 feet and a vertical clearance of 13' 6". g. A minimum Fire Flow shall be 4000 GPM with 4 hour duration. The fire flow report shall be less than 1 year old. h. All building elevators shall meet the requirements from the Building Code Chapter 30 for 24" x84" ambulance gurney access. i. All exterior doors shall have keysets and handles and all EXIT and Emergency lights shall have 2 sources of power with a battery as second power source; no self-illuminating devices are allowed. j. Prior to construction an emergency response plan shall be prepared and submitted to CCFD for review and approval; plans shall include an arrival location, common contact person to meet engine companies, phone numbers etc. k. The project applicant shall provide the CCFD KNOX Boxes and KNOX key switches as required per walk of property during construction l. An NFPA 72 compliant manual and automatic (smoke, heat detectors) fire alarm shall be installed throughout the RCF structure. Cooking, smoking, and open flame are prohibited in tenant room and other areas of the building excluding the food service and prep areas. The Fire Alarm System shall have an approved monitoring component for dispatch of any fire sprinkler, suppression system or kitchen hood system. m. A construction address that is viewable and legible from the public way during construction shall be provided and a final address that is			

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	viewable and legible that meets the CA Building and Fire Code shall be provided prior to request for final inspection and C of O. n. Smooth surfaces for gurney use shall be provided from the designated approved emergency curbs at the RCF building entry. o. All exterior doors shall have keysets and handles. All common area interior doors shall be labeled as to use with an architect numbering system and names for rooms such as Mechanical, electrical, janitor closets, conference, dining etc. p. All portions of the building with controlled exiting or delayed egress shall meet minimum requirements of chapter 10 of the CA Fire and Building Code. q. As the occupants become disabled or need assistance for self-extrication the tenants will be relocated to a safe living location that will allow for emergency evacuation if and when needed. An SOP shall be provided from the operators of the facility showing how this will be completed. r. Upon completion of the building and thereafter radio signals of the fire and police departments shall be obtained. Anytime that signals are discovered to be deficient the RCF operator shall meet the requirements of the CA Fire Code Chapter 5 to correct any problems that impairs emergency communications. s. Any proposed roof obstructions shall be approved by the Culver City Fire department prior to installation and all fascia, wall face, and parapets shall be of solid construction without the use of soft foams or other materials without review and approval by CCFD. Parapets and			

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	walls in excess of five feet from the finished roof surface shall have noncombustible catwalks and ladders as approved by CCFD and structural components as approved by the Building Department. t. A dedicated Fire Department pull out space shall be provided for the fire department rescue adjacent to the front entry of the RCF as approved by CCFD. u. Prior to construction and emergency response plan shall be prepared and submitted to CCFD for review and approval, Plans shall include an arrival location, common contact person to meet engine company, phone numbers etc. v. All building permit plans shall have a "FIRE DEPARTMENT NOTES" banner including all applicable fire notes and any other life safety notes for this type of occupancy.			
26.	a. A twelve foot wide deceleration lane shall be installed along the project's frontage with La Cienega Boulevard. The lane shall begin at the project's northerly boundary and join the existing similar widening that has been constructed in the City of Los Angeles. The lane shall extend southerly to the project's main entry and be channelized for right turn in movements only. The entry curb return shall have a minimum radius of 30 feet. The paving section for the deceleration lane shall be 6-inches of asphalt on 10-inches of crushed miscellaneous base (CMB). b. The deceleration lane shall include an 8-inch curb and 24-inch wide gutter and an eight foot wide sidewalk. The new sidewalk shall join the existing sidewalk at the project's northerly	Public Works	Special	

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	property corner and extend southerly and join the existing sidewalk at the project's southerly property corner. ADA accessibility shall be maintained across the entry lane by the construction of curb ramps and a pedestrian crosswalk. c. The inverted shoulder section of La Cienega Boulevard shall be reconstructed and relocated to provide a 24-inch wide gutter adjacent to the proposed curb of the deceleration lane. The transition of the 48-inch wide concrete gutter to a 24-inch wide gutter adjacent to the curb shall begin at the most northerly drive approach of the property northerly of and adjacent to the project site and shall be 60 feet in length. d. Red curb shall be painted along the deceleration lane, including the width of the adjacent property to the north. Tow Away No Stopping signs shall also be posted. All work within the City of Los Angeles shall be approved by the City of Los Angeles. e. The three existing street lights along the project's La Cienega boulevard frontage shall be removed and replaced with new concrete street light poles, mast arms ballast, lighting fixtures, and pull boxes along the deceleration lane and at the new sidewalk at the project's southerly corner. The new mast arms shall be the same length as the existing mast arms. Power to these new street lights shall be undergrounded. f. New street trees, tree wells, and 4'x4' ADA accessible grates shall be installed along the deceleration lane. Tree spacing shall be 30-40 feet on center and be watered by the onsite irrigation. A separate tree landscape plan shall be submitted to the Engineering Division for			

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	permitting. Tree species shall be determined by the City Engineer. h. The proposed emergency access at the project's northerly corner adjacent to La Cienega Boulevard shall be eliminated and a 12 foot wide paved Fire Department turnout shall be constructed along the deceleration lane. Access from the deceleration lane to the turnout shall be over a rolled curb. The minimum paving section of the turnout shall be 8-inches of asphalt over 12-inches of CMB. The required public fire hydrant, backflow device, and Fire Department Connection shall be located near the turnout as approved by the Fire Department. i. The main entry parking lot shall be designed with angled parking and a one-way drive aisle. The design shall conform to the City's Zoning Code. j. The proposed egress drive aisle connecting to the proposed cul-de-sac shall have a turning radius that will allow a fire engine, trash truck, and the largest commercial vehicle serving the proposed assisted living facility to adequately exit the site. Unless otherwise approved by the Planning Manager and City Engineer, the minimum outside radius of this drive aisle shall be 45 feet and the minimum inside radius shall be 30 feet. k. The existing storm drain located onsite and adjacent to Lenawee Avenue shall be CCTV inspected to verify the pipe's actual size, its condition, and accurate alignment. The storm drain shall be field inspected to determine its depth and exterior condition and wall thickness. The applicant's civil engineer shall certify that the storm drain has the strength to withstand the additional loading created by the construction of			

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	a new street over the top of the pipe. Any pipe deficiencies discovered by the inspections shall be corrected. A ten foot wide storm drain easement, 5 feet on each side of the centerline of the storm drain, shall be dedicated on the final map. l. A hydrology study shall be prepared based on a 50-year frequency storm per Los County hydrology standards for the entire drainage that is tributary to the proposed cul-de-sac. The study shall consider the detention basin at the upstream end of the storm drain at the southerly end of Lenawee Avenue and determine the pipe flow in the storm drain. The storm drain system being proposed in the cul-de-sac shall be designed for a 50-year frequency runoff and the study shall verify that the existing storm drain has the capacity to accommodate this flow and that the depth of flow of the 50-year frequency runoff will not exceed the limits of the street right-of-way for either Lenawee Avenue or the propose cul-de-sac. m. Lenawee Avenue along the project's frontage shall be widened to a 30 foot half street, having a distance from street centerline to new curb face of 20 feet and a 10 foot parkway. A four foot wide sidewalk shall be place at the back of the parkway. A ten foot street easement shall be required for this widening, which shall be dedicated on the final map. The new minimum pavement section shall be 4-inches of asphalt on 12-inches of CMB. The existing paving on Lenawee Avenue shall be cold milled 2-inches extending to the full width of the street. n. The proposed cul-de-sac shall be designed to a 58 foot right-of-way with 38 feet curb to curb, a 10 foot parkway, and a four foot sidewalk at the back of the parkway. The bulb of the cul-de-			

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	sac shall have a 32 foot curb radius. Chapter R3 of ADAAG requires passing spaces as follows: “R302.4 Passing Spaces. Where the clear width of pedestrian access routes is less than 1.5 m (5.0 ft.), passing spaces shall be provided at intervals of 61 m (200.0 ft.) maximum. Passing spaces shall be 1.5 m (5.0 ft.) minimum by 1.5 m (5.0 ft.) minimum. Passing spaces are permitted to overlap pedestrian access routes.” Provide the 5.0 ft. by 5.0 ft. passing spaces as far away as practical from any proposed street trees. p. The minimum paving section shall be 4-inches of asphalt on 12-inches of CMB. A street easement for the cul-de-sac shall be dedicated on the final map. q. The minimum curb return radius at the intersection of Lenawee Avenue and the new cul-de-sac shall be 25 feet. The corner shall be constructed with an ADA accessible curb ramp. r. Three-way stop controls shall be designed and installed at the intersection of Lenawee Avenue and the new cul-de-sac to the satisfaction of the City Engineer. Three-way stop controls are recommended at the intersection of Lenawee Avenue and Bowcroft Street and the applicant shall install the three-way stop controls subject to the approval of the City of Los Angeles. The applicant shall be responsible for the cost of the signing and striping for the three-way stop controls. s. A separate street improvement plan for Lenawee Avenue and the new cul-de-sac shall be submitted to the Engineering Division for permitting.			

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	t. Street trees shall be installed at each new lot on Lenawee Avenue and the new cul-de-sac. The tree species shall be determined by the City Engineer. A tree planting plan shall be prepared and incorporated into the street improvement plan. u. Low voltage induction street lights shall be installed on Lenawee Avenue and the new cul-de-sac. The concrete acorn style street light poles shall be used. A separate street light improvement plan shall be submitted to the Engineering Division for permitting. v. A new 8-inch diameter sewer line shall be in the new cul-de-sac to serve the proposed residential lots abutting the cul-de-sac and the proposed assisted living facility. New sewer laterals shall be installed to serve the lots abutting Lenawee Avenue. A separate sewer improvement plan shall be submitted to the Engineering Division for permitting. w. All power and other utilities that are needed to serve this project shall be underground. New above ground poles shall not be allowed. x. All proposed drive approaches shall be constructed with a 0" lip at the gutter. y. All concrete used in the public right-of way shall have a minimum strength of 3250 psi.			
27.	The following tract map conditions shall apply for Tentative Tract Map No. 72659: a. The tentative map shall expire three years after City Council approval of said map or after any additional time provided by the State legislature.	Public Works	Special	

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	b. The final map shall be prepared by an engineer or surveyor licensed in the State of California. c. The final map shall be submitted to the Los Angeles County Department of Public Works for review and to certify that the map is technically correct. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review. d. A preliminary title report and subdivision guarantee shall be submitted to the City showing all fee interest holders, all interest holders whose interest could ripen into a fee; all trust deeds, together with the names of the trustee and all easement holders. The account for this title report shall remain open until the final map is filed with the County Recorder. No easements shall be granted and recorded until after the final map is recorded, unless approved by the City Engineer and subordinated to any City easements by a certification upon the title sheet of the final map, prior to the grant. e. The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended. f. If the required public improvements are not completed satisfactorily before the Final Map is filed, the owner or owners of the subdivision shall, prior to the approval of the map, enter into an Agreement with the City Council to complete the work within the time specified in the Agreement. The Agreement may provide for the improvements to be installed in units, for extensions of the time under specified conditions, or for the termination of the			

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	Agreement upon a reversion of the subdivision or a part thereof to acreage. Such Agreement shall be secured by good and sufficient bonds payable to the City approved by the Council, or by the deposit of money or negotiable securities with the City as provided in the Subdivision Map Act. Provided, however, that the faithful performance bond shall be in an amount not less than one hundred (100) percent of the total estimated costs of improvements and the materials bond shall be in an amount not less than fifty (50) percent of the total estimated cost of improvements. g. A cash monument security bond shall be submitted if the required boundary monuments are not set prior to the recording of the map. h. The final map shall be recorded prior to the issuance of any building permits, with the exception of residential model units. i. The subdivider shall be responsible for safety and maintenance of all improvements until accepted by the City and shall hold the City harmless. j. After the Final Map has been recorded, all subdivision improvements shall be accepted by the Council immediately upon satisfactory completion, and the subdivider and any other person or agency having an interest in such completion shall be notified in writing by the Council of such completion and acceptance. At the time of such acceptance, the City shall take over the subdivision public improvements for maintenance.			

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28.	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	
29.	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	
30.	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	
31.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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32.	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	
33.	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	
34.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	
35.	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	Planning/ Public Works	Standard	

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	excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas and of construction in general. E. The location and travel routes of off-site staging and parking locations.			
36.	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	Building	Standard	

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	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.			
37.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
38.	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	
39.	A construction coordination kick-off meeting shall be held prior to the start of any major construction activities. The field superintendent must attend that meeting.	Building	Special	
40.	The initial construction permit application review time shall be a minimum of 15 working days and may be extended at the option of the City staff.	Building	Special	

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41.	Secure bicycle parking shall be provided to meet the following bicycle parking requirements: a-1.) Residential Care Facility - One (1) long-term space for each 20 employees (Full/Part-time), with a minimum of two (2) spaces being provided; and two (2) short-term parking spaces. a-2) No bicycle parking is required for the one existing and eight new single family dwellings. b. The long-term spaces shall be provided in graded-mounted individual bike lockers or bike racks in a secure locking fenced enclosure, accessible only to the bicycle owners and the Facility Management Staff. The development plans shall 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 space. Long-term bike parking facilities shall be made available to employees free of charge, and the facilities shall be maintained by the property management staff. c. The short-term spaces shall be provided on the project site, using one (1) City approved “Inverted - U” Bicycle Rack. Short-term Bicycle Parking shall be placed within 50-linear feet of, and fully-visible from the main public entrance to the facility, and shall be located in a well-lighted area. d. Bicycle Parking shall meet the minimum standards specified in the City’s Bicycle and Pedestrian Master Plan (BPMB) Design Guide, Section 1.8, at http://www.culvercity.org/Government/PublicWorks/TrafficEngineering/BicyclePedestrian.aspx e. Prior to designing the bicycle parking for the project the applicant shall contact John Rivera,	Public Works	Special	

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	Culver City Public Work Department, at john.rivera@culvercity.org f. All bicycle parking required above, shall be installed by the developer, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.			
42.	This project is subject to the City's Sewer Facility Charge (SFC). The SFC must be paid prior to the issuance of a building permit.	Public Works	Special	
43.	a. A geotechnical report shall be submitted for review and approval by the City Engineer and Building Official. The report shall address, but not be limited to the following: evaluation of seismic hazards, liquefaction potential, shrinkage factor, and grading, foundation, and paving recommendations. b. The applicant shall submit a rough grading plan for review and permitting by the Engineering Division. The grading plan shall be prepared by registered civil engineer licensed in the State of California be designed in accordance with the approved geotechnical report. c. Concurrent with the submittal of the grading plan, the applicant, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The erosion control plan shall developed and implemented in accordance with the requirements of the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS61400. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants for the construction site into the public	Public Works/ Building For the Geotech only	Special	

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	street or storm drain system. The grading plan shall note 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 LSWPPP requirements. The LSWPPP shall be approved prior to the approval of the grading plan. d. Prior to the approval of the grading plan, the applicant shall show proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number, which includes filing a Notice of Intent (NOI) and SWPPP with the State. e. Concurrent with the submittal of the paving and fine grading plan for the assisted living facilities portion of the project, a Standard urban Storm Water 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 NPDES Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction state. The paving and fine grading plan shall note that the contractor shall comply with the “California Stormwater Best Management Practice Handbooks”. The SUSMP shall be approved prior to the issuance of a building permit. f. Prior to the issuance of building permits, the project’s civil engineer of record shall certify that based upon observations, rough grading of the lots have been completed in conformance with			

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	plans therefore marked “APPROVED” by the City. The work includes but is not limited to the following: grading to approximate final elevations; staking of property line; location and gradient of cut and fill slopes; location, cross-sectional configuration and flow line gradient of drainage swales terraces (graded ready for paving); berms installed where indicated; and required drainage slopes provided on building pads. The project’s geotechnical engineer of record shall also certify that based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base materials and compacted in compliance with requirements of the approved grading plan and geotechnical report. g. Prior to the issuance of building permits for the residential lots, the applicant shall submit a precise grading plan to be reviewed and approved by the Planning Manager and City Engineer. The plan shall show the plotting and identify each model home on the lot, provide set back dimensions, show driveways, exterior equipment (i.e., A/C units), and drainage. Copies of the approved floor plans for each home shall be submitted with the precise grading plan.			
44.	The following Cultural Resources mitigations as stated in the Initial Study shall apply to this project: CR-1: The Applicant shall retain a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards to oversee an archaeological monitor and a certified Native American Monitor from the Gabrieleno Band of Mission Indian – Kizh Nation. Both the archaeological monitor and the certified Native American Monitor shall be	Building/ Planning	Mitigation Measure	

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	present during all ground disturbances and construction excavations such as demolition, pavement removal, clearing/grubbing, post holing, auguring, boring, 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. Monitoring may be adjusted, or ceased entirely, as determined appropriate by the archaeological monitor. CR-2: In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet 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. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified archaeologist and certified Native American Monitor (the monitors). The Applicant shall coordinate with the monitors to develop an appropriate treatment plan for the resources. 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 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 or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological			

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	material, they shall be donated to a local school or historical society in the area for educational purposes. CR-3: The archaeological monitor 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. The report and the Site Forms shall be submitted by the Applicant to Culver City, the City of Los Angeles, 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. CR-4: A qualified Paleontologist shall be retained to develop and implement a paleontological resources mitigation and monitoring program (PRMMP) for construction excavations exceed 4 feet Below Ground Surface (bgs). 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 below 4 feet bgs. 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			

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	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 paleontological monitor. CR-5: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. A buffer area of at least 25 feet 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 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.			

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	CR-6: 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 Applicant to the lead agency 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. CR-7 For excavation activity at or above 4 feet bgs, if potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations shall be consistent with SVP 1995 guidelines and currently accepted scientific practice, and shall be subject to review and approval by the City. Work in the affected area may resume once the fossil has been assessed and/or salvaged and the City in consultation with the professional paleontologist-has provided written approval to resume work. CR-8: 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			

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	notify the Native American Heritage Commission (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 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			

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	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.			
45.	The following Hazardous Materials mitigations as stated in the Initial Study shall apply to this project: HM-1: Lead on existing buildings shall be abated by a State of California licensed abatement contractor and appropriately disposed of prior to demolition of structures containing said lead. HM-2: If undocumented oil wells are encountered during construction, then those wells shall be abandoned in accordance with current California Division of Oil, Gas and Geothermal Resources (DOGGR) requirements. HM-3: A methane study shall be required and shall be drafted by a qualified methane consultant; the study shall provide mitigations as necessary to lessen hazards due to methane. Such mitigations may require a permanent methane gas control system for the site.	Building/ Planning	Mitigation Measure	

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46.	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	
47.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
48.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector; the project shall comply with all applicable provisions of SCAQMD Rule 403.	Building	Standard	
49.	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	
50.	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	
51.	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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52.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. A sound absorber and dust control barrier/blanket shall be provided along the around the perimeter of the project site and shall remain in place during the entire demolition and construction phase of the project. The barrier shall be self-supported and extend a minimum of ten feet above the existing site grades to absorb construction noise and minimize dust expelled from the site construction activity. The blanket shall be fabricated with a poly-vinyl-chloride outer shell and a highly absorbent insulated inner shell. A company that can provide these blankets is Environmental Noise Control by Behrens and Associates. This shall satisfy Mitigation No. N-5 .	Building/ Planning/ Public Works	Standard/ Mitigation Measure	
53.	Construction and demolition shall be restricted to 8:00 am to 7:00 pm Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturday, and no construction on Sundays or 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. This shall satisfy Mitigation No. N-1 .	Building/ Public Works	Standard/ Mitigation Measure	
54.	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	

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55.	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; 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. In addition the following noise mitigations as stated in the Initial Study shall apply to this project: N-2. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	Building/ Planning	Standard/ Mitigation Measure	

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	N-3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. N-4. Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.			
56.	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	
57.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
58.	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	Building	Standard	

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	as determined by the Building Official and discontinued during second-stage smog alerts.			
59.	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	
60.	During construction, construction related vehicles shall park on site or on commercial streets if they are individual vehicles owned by construction employees, and not in the residential neighborhood. Construction employees shall access the site from La Cienega Boulevard and exit onto Lenawee Avenue, for safety purposes, unless the Senior Civil Engineer approves a safe method of exiting onto La Cienega Boulevard. Large trucks making deliveries or construction vehicles will be allowed to exit onto La Cienega Boulevard only with flag people.	Planning/ Building/ Public Works	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
61.	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 25, 2014 at the Project Review Committee meeting on the Land Use Permit application and subsequent revisions to those PRC comments, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
62.	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	
63.	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	
64.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:	All	Standard	

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	A. Five full sets of as-built plans that shall include at a minimum the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements; and B. One set of as-built plans as described above in a digital format compatible with the City's computer system.			
65.	As the project nears completion or as each phase nears completion, no partial or grand openings shall be permitted without applying for and gaining approval of a Temporary Certificate of Occupancy. Partial or full openings or advertisement of any openings shall not be scheduled and/or published without Culver City Building Safety and Planning Division approvals.	Building/ Planning	Special	

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66.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on June 8, 2016, and subsequent City Council meetings regarding this project, excepted as modified by these Conditions of Approval.	Planning	Standard	
67.	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	
68.	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	
69.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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70.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
71.	Basic Zoning standards such as height, setbacks, number of stories, allowed lands uses, residential density shall follow then PD 14 standards as stated in the Comprehensive Plan page noted as "Development Standards" except that as the Comprehensive Plan "site plan" shows, the RCF shall have a split height and number of stories consistent with said site plan.	Planning	Special	
72.	In compliance with this Comprehensive Plan and PD 14, the RCF shall have an entrance only off of La Cienega Boulevard and an exit only onto the new cul-de-sac. The new homes shall have access off of the new cul-de-sac and Lenawee Avenue and shall not have access to La Cienega Boulevard via the RCF site.	Planning	Special	
73.	Naming of the new cul-de-sac shall be per standard city process.	Planning/ Public Works	Special	
74.	The following Geology and Soils mitigation as stated in the Initial Study shall apply to this project: GS-1: A building setback of 50 from both sides of the Newport-Inglewood Fault Zone (NIFZ) located within the eastern section of the project site shall be established thereby creating a 100 foot wide No-Build area along the NIFZ and surrounding area. Surface parking, driveways, landscaping, a trash enclosure area, fences, and a non-habitable portico will be allowed within this 100 foot wide No-Build zone. Structures designed for human occupancy shall be limited to areas that lie outside this No-Build area.	Building/ Planning	Mitigation Measure	

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75.	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 completed as specified therein.	Planning	Standard	