

RESOLUTION NO. 2022- P022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW MODIFICATION, P2021-0306-ASPR/M ALLOWING DESIGN CHANGES TO A PREVIOUSLY APPROVED 9-UNIT CONDOMINIUM PROJECT WITH SUBTERRANEAN PARKING AT 4041 AND 4055 JACKSON AVENUE IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE (RMD) ZONE SUBJECT TO CONDITIONS OF APPROVAL.

(Administrative Site Plan Review Modification, P2021-0306-ASPR/M;  
Related Case No.: P2018-0056-ASPR, -TTM)

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

WHEREAS, to implement the proposed Project, approval of the following applications and requests was required:

1. Administrative Site Plan Review, P2018-0056--ASPR: To ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and,

2. Tentative Tract Map, P2018-0056--TTM: To ensure the subdivision complies with all required standards, City ordinances and state law; to ensure lot sizes compatible with existing lot sizes in the immediate neighborhood; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of streets for

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

3 WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to California  
4 Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects  
5 because, initial review of the Project by the City established that there are no potentially  
6 significant adverse impacts on the environment and on April 10, 2019, the Planning  
7 Commission determined the proposed development to be Categorically Exempt per CEQA  
8 Section 15332, Class 32, In-Fill Development. The proposed Project is consistent with the  
9 General Plan and Zoning; it is located on a 0.31-acre site surrounded by urban uses; the site  
10 has no value as a habitat for endangered, rare, or threatened species; there are no significant  
11 traffic, noise, air quality, or water quality impacts; and the Project can be served by utilities and  
12 public services; and,  
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14

15 WHEREAS, on July 11, 2018, the Planning Commission continued the public hearing to  
16 a date uncertain due to numerous mistakes on the Preliminary Development Plans (the “plans”)  
17 and to provide the Applicant sufficient time to correct the mistakes; and,  
18

19 WHEREAS, on April 10, 2019, after conducting a duly noticed public hearing on the  
20 subject application, including full consideration of the application, plans, staff report,  
21 environmental information and all testimony presented, the Planning Commission (i) by a vote  
22 of 5 to 0, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will  
23 not result in significant adverse environmental impacts; (ii) by a vote of 5 to 0, conditionally  
24 approved Administrative Site Plan Review, P2018-0056-ASPR; and (iii) by a vote of 5 to 0,  
25 recommended to the City Council approval of Tentative Tract Map, P2018-0056—TTM; and,  
26  
27

28 WHEREAS, at the April 10, 2019, Planning Commission hearing, the Planning  
29 Commission required that remaining mistakes on the plans be corrected and submitted to the

1 Current Planning Division for review prior to the City Council review of the tentative map and  
2 also required that complete plans shall be submitted to the Planning Commission for a  
3 conformance review of document consistency and accuracy and for changes that may result  
4 from Planning Commission required revisions prior to submittal for a Building Permit; and,

5 WHEREAS, the Applicant was unable to correct the plans because of difficulties and  
6 delays related to the COVID 19 Pandemic and the need to secure a new architect, resulting in  
7 City approved entitlement extensions to April 10, 2023; and,

8  
9 WHEREAS, on December 7, 2021, the Applicant and a new Project architect submitted  
10 a modification request to the previously approved Administrative Site Plan Review. The main  
11 reason for the modification was to revise the design of the subterranean parking structure to  
12 comply with the Building Code requirements. The overall parking layout and the depth of the  
13 parking structure and slope of the ramp was impacted due to inadequate provisions for  
14 structural columns and perimeter shoring and thickness of structural elements. All floors of the  
15 parking structure are modified to accommodate a new parking layout with relocated staircase  
16 locations and support columns. The modified predevelopment plans dated September 29,  
17 2022, reflect a thorough study of the site and code requirements that apply to the Project; and,

18  
19  
20 WHEREAS, to implement the proposed Project, approval of the following application is  
21 required:

22  
23 1. Administrative Site Plan Review Modification, P2021-0306-ASPR/M: To ensure  
24 the Project is in compliance with the required standards, design guidelines, and ordinances of  
25 the City; minimize potential adverse effects on surrounding properties and the environment;  
26 and protect the integrity and character of the residential, commercial, and public areas of the  
27 City; and,  
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29

1 WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to California  
2 Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects as  
3 determined by the Planning Commission at the April 10, 2019, Planning Commission meeting,  
4 as noted above, and the modifications are within the scope of the exemption and the  
5 circumstances under which the exemption was prepared have not significantly changed, and  
6 no new significant information is found that affects the exemption. Therefore, no additional  
7 environmental analysis is required; and,  
8

9 WHEREAS, a Planning Commission public hearing for the Project was held on October  
10 26, 2022, and the Commission voted 4 to 0 to continue the hearing to December 14, 2022,  
11 requesting the Applicant provide additional information regarding roof top solar photovoltaics,  
12 relocation plan for tenants, and rental registry information; and,  
13

14 WHEREAS, on December 14, 2022, after conducting a duly noticed public hearing on  
15 the subject application, including full consideration of the application, plans, staff report,  
16 environmental information and all testimony presented, the Planning Commission (i) by a vote  
17 of \_\_\_ to \_\_\_, determined no additional environmental analysis is required as noted above; and  
18 (ii) by a vote of \_\_\_ to \_\_\_, conditionally approved Administrative Site Plan Review Modification,  
19 P2021-0306—ASPR/M, as set forth herein below.  
20

21  
22 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
23 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

24 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City  
25 Municipal Code (CCMC), as outlined in CCMC Title 17, Section 17.540.020, the following  
26 required findings for an Administrative Site Plan Review are hereby made:

27 **A. The general layout of the project, including orientation and location of buildings,**  
28 **open space, vehicular and pedestrian access and circulation, parking and loading**  
29 **facilities, building setbacks and heights, and other improvements on the site, is**  
**consistent with the purpose and intent of this Chapter, the requirements of the**

**zoning district in which the site is located, and with all applicable development standards and design guidelines.**

The general layout of the project is consistent with the Medium Density Multiple-Family Residential (RMD) zoning district. Location of the buildings conform to the CCMC Zoning minimum required setbacks, and are designed to provide a common vehicular access, as well as a common pedestrian walkway to access the individual unit entries and private outdoor patios. The unit entries face interior courtyards, and the general building layout and design is oriented to communicate with Jackson Avenue where the front yard setback provides an open space area that includes landscaping and views of the interior courtyards in accordance with the CCMC, thereby creating an enhanced streetscape. The overall height is 2 stories and 22 feet with an additional 5-foot parapet wall and the front setback varies from 17 feet to 53 feet. This conforms with the Zoning Code maximum for height and setbacks and meets the intent of the Neighborhood Design Guidelines. The conforming height and setbacks diminish potential visual and compatibility impacts with the 1 and 2 story single and multi-family dwellings in the surrounding neighborhood.

The project provides a total of 20 parking spaces, consistent with code required parking for the nine proposed units. Vehicles access the site from Jackson Avenue by means of an 18-foot-wide driveway, in compliance with zoning standards. The new driveway will eliminate the two existing driveways, thereby increasing street parking. The driveway descends into the subterranean garage where vehicles enter garages or open space parking spaces in a forward direction. The subterranean garage provides the minimum 24-foot-deep back up area providing ample space for vehicle maneuverability. Pedestrian access to the site is provided by an at grade walkway from the sidewalk onto the interior courtyards. All pedestrian walkways will be at least 3 feet wide. The project will have sufficient parking and adequate vehicular and pedestrian access and the configuration of the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are designed in accordance with all applicable CCMC standards and design guidelines. The conditions of approval will further ensure all CCMC requirements are met.

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

The structures have a contemporary style with straight lines and multiple surfaces positioned at right angles creating articulated facades. The open courtyards and glazing allow natural light into the dwellings. The project's articulated surfaces include a mix of fiber cement with a wood like finish, exterior off-white stucco, and exterior light tan stucco. These surfaces are alternatively applied to the Project façade to ensure color and finish are not monolithic. The front street fascia is dominated by the fiber cement with wood like finish which is applied less on the other frontages. Overall, the project

design is compatible with other residential structures in the neighborhood and the building height and massing is consistent with the RMD Zone standards.

The Project is in Block B of the Gateway Adjacent Neighborhood Design Multifamily Guidelines and the table below compares the Project with Block B's typologies:

Guideline Variable	Project	Average	Prevailing
Lot Coverage	50%	44%.	41-60%.
Units Pattern	9*	2.7	1
Front Setback	17 Ft**	22.ft.	25.ft.
Building Height	22 FT / 2 stories	17 ft.	1 stories

\*The Code allows up to 9 units for this lot.

\*\*The Code minimum front setback is 11 feet

Overall, the Project complies with guidelines; its massing is separated with nine units distributed within four structures that are separated by ample interior courtyards as encouraged in the guidelines. Parking is fully subterranean with no visibility from side or rear yards, the front setback is landscaped, and small trees in planter boxes are in the interior courtyards. Front entrances for each unit face the courtyards instead of the side or rear yards of adjoining properties and the Project windows do not align with neighboring property windows. Privacy for both Project users and adjacent properties is further maintained on the roof top decks by parapet walls and setbacks from roof edges with mechanical equipment. Articulation, use of trellises, interior courtyards, and a fully subterranean parking level are consistent with the Gateway Adjacent Neighborhood and overall architecture and site design minimizes potential visual conflicts with older residential structures.

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

The landscaping incorporates 12 trees distributed between the courtyards and the front setback area and there is substantial ground cover in the front setback area. Roof top decks include extensive planter areas that serve as privacy shields as well as an added method of reducing massing. These roof top planter areas are at roof edges and flora in these areas will be visible from adjacent properties and Jackson Avenue. A Project condition will require bushes and shrubs in these planter areas have heights at time of planting that exceed the top of the planter wall edge. This will ensure their visibility at time of construction completion. The Project is subject to the City's Street Tree Master Plan and will provide street tree and parkway landscape improvements as appropriate. Landscaping is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

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

5 The proposed buildings comply with the minimum required setbacks, are broken into  
6 separate structures, and are below the maximum allowed height, thereby reducing  
7 impacts to the use, privacy, and enjoyment of neighboring residential properties. The  
8 Project is compatible with surrounding residential uses, which include 1 and 2 story  
9 single and multi-family residential dwellings and is less massive than older, nearby 2-  
10 story, single structure, multifamily developments. The project will not produce any  
11 vehicular or pedestrian hazards because it provides adequate onsite circulation and  
12 parking in compliance with all Zoning Code requirements. There are no off-site  
13 circulation hazards because Project access is designed in the same manner as similar  
14 more recent developments in the surrounding neighborhood with a single driveway  
15 leading to the subterranean parking. Further there is sufficient drive aisle space on-site  
16 to allow vehicles to exit the development in the forward position.

17 The design and layout of the proposed project will not interfere with the use and  
18 enjoyment of neighboring existing or future development. The development is designed  
19 with four separate structures; three of the structures contain two units each and the  
20 fourth structure has three units. Open courtyards separating the four buildings, extend  
21 the depth and width of the project site. The units have a maximum overall height of 22  
22 feet to the roof deck and 27 feet to the top of the parapet wall. Each unit has a two  
23 parking spaces, private storage space in the garage level with parking spaces generally  
24 located below corresponding units. Front entrances are accessed from the courtyards  
25 and do not face adjacent properties. These design features minimize potential privacy  
26 and massing impacts and orient the project towards its center instead of creating a single  
27 structure with minimal onsite open areas. The design meets both the specific Code  
28 requirements and the spirit and intent of the design guidelines including unit separation,  
29 massing towards the center of each unit, and use of varying materials and articulation.  
The project is less dense and is fully parked and overall fits well with respect to the  
prevailing scale and development patterns of the neighborhood. The conditions of  
approval and compliance with all CCMC requirements will ensure that the proposed  
Project will not be a detriment to the public interest, health, safety, or general welfare,  
or injurious to persons, property, or improvements in the vicinity and zoning district in  
which the property is located.

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

The site is in an existing urbanized neighborhood and is currently developed with a  
single-family house and a four plex building. Public facilities to the site currently exist.

The proposed project and resulting net new four units are not anticipated to require new public facilities. Upgrades to the existing facilities if required, can be provided. Further, the existing and proposed public service facilities necessary to accommodate the project such as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public utilities are adequately provided as confirmed by the City agencies that reviewed the project during the interdepartmental review process.

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

The proposed construction of nine new residential dwellings in four detached buildings will result in four net new units at a density consistent with the General Plan's Medium Density Multiple Family Land Use designation. The Project is also consistent with the goals of the General Plan Land Use Element, specifically, Objective 2, which calls for the retention and creation of housing throughout the City and the encouragement of multiple-family housing opportunities within neighborhoods designated for this development type. Based on review of the Project plans, the proposed residential development is not anticipated to result in significant impacts on surrounding uses or to be inconsistent with the goals of the General Plan.

The Project will address a portion of Culver City's Regional Housing Needs Assessment (RHNA) share by constructing four net new market rate dwelling units consistent with Housing Element objectives, policies, and more specifically, Objective 2 – Housing Supply. The Project expands housing opportunities for a variety of housing, by providing 9, 2-story, 2-bedroom units including a fully accessible unit with elevator access to all levels including the roof top deck. The Project implements the Housing Element quantified objectives and Regional Housing Needs Assessment (RHNA) 6<sup>th</sup> Cycle, 2021 with 9 of the 1,069 above market rate units as noted in Table 44 of the Culver City Housing Element:

Table 44: Quantified Objectives						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	554	554	604	560	1,069	3,341
Preservation	30	30	60	0	0	120
Conservation	29	30	134	38	0	231

These density increases are consistent with expected development thresholds and build-out projections as delineated in the Culver City 1996/2000 General Plan Land Use Element, the SCAG's Connect SoCal 2020 (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy), the SCAG/HCD Regional Housing Needs Assessment 6<sup>th</sup> Cycle, 2021 to 2029, and the SCAQMD 2016 Air Quality Management Plan (AQMP). There is no applicable Specific Plan for this area and the project is consistent with Neighborhood Design Guideline principles.



SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) determines no further environmental analysis is required as noted above, and; (ii) approves Administrative Site Plan Review Modification, P2021-0306—ASPR/M, subject to: the site and floor plans reviewed by the Planning Commission on December 14, 2022; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by this reference. The site and floor plans, and Exhibits A and B, are collectively referred to as “Project Requirements.”

SECTION 3. This resolution, including attachments A and B, supersedes in whole, the April 10, 2019, adopted Planning Commission resolution.

SECTION 4. The Project Requirements are hereby imposed on the proposed development at 4051 – 4055 Jackson Avenue.

APPROVED and ADOPTED this 14<sup>th</sup> day of December 2022.

NANCY BARBA - CHAIRPERSON  
PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTINDEL CAMPO, ADMINISTRATIVE CLERK

EXHIBIT A  
 RESOLUTION NO. 2022-P022  
 Administrative Site Plan Review Modification, P2021-0306-ASPR/M  
 Related Case No.: P2018-0056-ASPR, -TTM  
 4051 and 4055 Jackson Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the April 10, 2023, Extended Deadline, or April 10, 2024, if City permits necessary to construct the Project have not been issued by the City's Building and Safety Division, and construction begun. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning	<b>Special</b>	
2.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
3.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.  New or required drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway	Public Works	Standard	

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<b>GENERAL</b>				
	pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.			
4.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009, Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
5.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
6.	<p>The Following are EPO Conditions:</p> <p>Project is subject to provide trash enclosure(s)/trash room(s). The standard minimum inside dimensions bin enclosure/trash room for three bins is 10' (depth) x 18' (width) and shall be increased to an additional 60 square feet for each additional bin required with minimum inside depth of 10' shall be maintained. Size of trash enclosure(s)/trash room(s) and number of bins shall be based on the projects' approved Trash/Recycling/Organic Management Plan (Waste Plan). The trash enclosure/room shall be constructed with 6"X6" concrete curb around the inside perimeter, 8' concrete loading pad in front of the proposed trash enclosure/trash room, 10' minimum clear opening with gates for bin access, separate pedestrian access door for tenant use, and a minimum of a 1% grade to facilitate drainage. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Any proposed subterranean trash enclosure/room shall provide a minimum vertical clearance of 10'-0" throughout the path of travel to and from the street and trash enclosure/room for</p>	Public Works/ Fire/ Current Planning	Standard	

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<b>GENERAL</b>				
	the city's scout vehicles access. Project shall provide a staging area for trash bins during collection service along the property frontage. A minimum 15'-0" street curb shall be painted red along the property frontage.			
7.	<p>The following are EPO Conditions:</p> <p>a. The Project shall construct floor drain(s) and connect to the proposed/existing sewer lateral for maintenance purposes for all proposed Trash Enclosure/Room(s).</p> <p>b. The Project shall provide a staging area for trash bins during collection service along the property frontage and a minimum 15'-0" street curb painted red along the property frontage shall be shown on the Site Plan and clearly labeled "Trash Bin Staging Area".</p> <p>c. The Project shall include the following notes on applicable sheets:</p> <p style="text-align: center;"><b><u>"Environmental Programs and Operations Notes"</u></b></p> <p>i) Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location, and extent of providing solid waste handling services.</p> <p>ii) The City of Culver City shall provide waste</p>	Public Works	Standard	

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<b>GENERAL</b>				
	disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010.			
8.	<p>EPO Conditions:</p> <p>All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Sanitation Division’s exclusive franchise for this service. The Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, 341, and SB 1383 waste diversion goals.</p>	Public Works	Standard	
9.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards and shall pay the City’s vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.	Public Works	Standard	
10.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - “Transportation Demand and Trip Reduction Measures”. The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The Project shall incorporate the following Trip Reduction Measures:</p> <p>1. Two Bicycle parking spaces per unit in the subterranean parking level and two short term bicycle parking spaces for visitors.</p>	Trans., Public Works, Planning	<b>Special</b>	

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<b>GENERAL</b>				
	<p>2. Public Transportation and Shared-ride Uber/Lift Information Kiosks in either the courtyards or in the subterranean parking level. The information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information.</p> <p>3. Consistent with CCMC Chapter 17.320 - "Off-Street Parking and Loading", all residential parking spaces shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations.</p> <p>4. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.</p>			
11.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All Depts	Standard	
12.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
13.	<p>The Project is subject to the following Public Works Conditions:</p> <p>a. On-site improvement plans (grading plans/Site Improvement Plans) prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review,</p>	Public Works	<b>Special</b>	

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<b>GENERAL</b>				
	<p>approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations, and an erosion control plan. This plan shall be approved for on-site construction only.</p> <p>b. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.</p> <p>c. Off-site improvement plans (Street-Use Plans) prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.</p> <p>d. Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.</p>			

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	<p>e. Prior to the issuance of any Certificate of Occupancy, the applicant shall submit a plan to the City Engineer regarding the repair or replacement of any damage to the public right-of-way that results from the construction of the proposed project. Such repair or replacement is to be completed to the satisfaction of the City Engineer. The applicant shall be responsible for all expenses.</p> <p>f. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.</p> <p>g. The Applicant shall obtain a sewer easement for the City sewer main line in the back yard. The sewer easement shall extend 5 feet from the property line. No construction is allowed within easement. The final map shall show the 5-foot sewer easement on tract map. A new 5-foot-wide concrete sidewalk shall be installed along the project's frontage starting at the property line and extending towards the street 5 feet.</p> <p>h. Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.</p> <p>i. Vehicular and pedestrian access along Jackson Avenue shall always be maintained during construction activities.</p> <p>j. If needed, a Construction Replacement Parking Plan shall be prepared and submitted to the Culver City Planning Division for review and</p>			



EXHIBIT A  
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	approval prior to the issuance of any Project demolition, grading or excavation permit. The Construction Replacement Parking Plan shall identify the off-site parking facilities and their parking space allocations that will be used for replacement parking during Project construction as well as the procedures that will be followed for safe pedestrian and vehicular movement between the off-site location(s) and the Project Site. The Construction Replacement Parking Plan shall also include parking lease agreements for the facilities not under the control of Project ownership and a shuttle service plan for transporting persons parking more than one-fourth mile from the site.			
<b>14.</b>	<p>The following are Public Works Bicycle Parking Conditions</p> <p>a. Secure bicycle parking shall be provided to accommodate a minimum of twenty (20) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows:</p> <ul style="list-style-type: none"> <li>• Two (2) short-term parking spaces, and</li> <li>• Eighteen (18) long-term parking spaces (2 spaces per unit).</li> </ul> <p>b. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The residential long-term spaces shall be accessible only to the bicycle owners, and not provide access to any other building space. The short-term spaces shall be provided on the project site, using one (1) "Inverted - U" Bicycle Rack or similar. The short-term bicycle parking</p>	Public Works/ Current Planning	<b>Special</b>	

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	<p>spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces.</p> <p>c. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances.</p> <p>d. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks; and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.</p> <p>e. Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final</p>			

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	<p>bicycle parking layout is in compliance with these bicycle parking requirements.</p> <p>f. Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.</p> <p>g. All bicycle parking required above, shall be installed, maintained, and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.</p>			
15.	<p>The Tentative Tract Map conditions are provided for reference only because the Map is considered approved by the City; the Los Angeles County Department of Public Works must still review, approve, and record the Map:</p> <p><u>TENTATIVE MAP</u></p> <p>a. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.</p> <p>b. The final map shall conform to the conditionally approved tentative map approved by the Planning Commission.</p> <p>c. Approval of the tentative map shall be for a period of three years after Planning</p>	Public Works	<b>Special</b>	

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	<p>Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires.</p> <p>d. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's northerly and southerly boundary with the centerline of Jackson Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.</p> <p>e. All public improvements, as required by the approved Site Plan Review, shall be completed, and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.</p> <p>f. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.</p>			
16.	Pursuant to California Subdivision law, California Government Code Sections 66452.2 and 66452.4, Tentative Tract Map No. 77092 is deemed to be	Public Works/	<b>Special</b>	

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	approved and the City shall provide the Applicant a Written Certification of Approval of the Tentative Tract Map prior to completion of the Project.	Current Planning		
17.	<p>The Following are Building Safety Conditions:</p> <p>a. The Project shall provide a careful, detailed photo documentation of neighboring properties prior to the start of any major construction activities; a digital copy of photos shall be provided to Building Safety.</p> <p>b. Construction hours shall be per the CCMC or as may be restricted by the City. All concrete pours, worker staging, any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize noise on site; no music is allowed on site. The Project shall place a temporary construction sign during construction with the superintendents name and phone number, the contractors name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary.</p> <p>c. Building Safety reserves the right to adjust allowed construction staging areas during the course of the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way.</p>	Building Safety	<b>Special</b>	

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	<p>d. The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and supporting documentation set.</p> <p>e. A full comprehensive code analysis shall be part of the plan check submittal set. It shall include but not limited to: means of egress plan, fire rated wall protection plan, accessible plan, exterior opening area analysis, energy analysis, parking analysis, CALGreen, allowable height and area analysis.</p> <p>f. A soils report shall be submitted with the building permit application.</p> <p>g. Parking for ADA Electric Vehicle associated code requirements are distinctly separate from ADA parking stall code requirements. Each shall be identified with their respective aisles.</p> <p>h. The dimension maximum 100-foot exit route from furthest point in the subterranean garage to the exit stair shall be provided.</p>			
<b>18.</b>	The Applicant shall comply with all requirements of the Rent Control Ordinance (CCMC section 15.09.200) and Tenant Protections Ordinance (CCMC section 15.09.300), including the Evictions requirements in CCMC section 15.09.310 and the Relocation Assistance requirements of CCMC section 15.09.325.	Housing/ Current Planning	<b>Special</b>	
<b>19.</b>	Roof top planter areas shall include bushes and shrubs with heights at time of planting that exceed the top of the planter wall edge.	Current Planning	<b>Special</b>	

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<b>PRIOR TO DEMOLITION PERMIT ISSUANCE</b>				
20.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner, and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
21.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
22.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building &	All Depts	Standard	

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



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	<p>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:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p>			

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	<p>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants, and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p> <p>iii Daily maintenance of construction site.</p> <p>iv Dust control by regular watering.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>v Construction worker and contractor offsite parking.</p> <p>vi Staging and storage of construction equipment on-site only.</p> <p>vii Compliance with noise standards.</p> <p>f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.</p>			

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<b>PRIOR TO GRADING / BUILDING PERMIT ISSUANCE</b>				
<b>23.</b>	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
<b>24.</b>	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division ( <a href="mailto:building.safety@culvercity.org">building.safety@culvercity.org</a> ). 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	
<b>25.</b>	<p>a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.</p>	All Depts	Standard	

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<b>DURING CONSTRUCTION</b>				
<b>26.</b>	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
<b>27.</b>	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
<b>28.</b>	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
<b>29.</b>	<p>The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.</p> <p>In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.</p>	Building	Standard	
<b>30.</b>	During all phases of construction, all construction workers, contractors, and others involved with the Project shall park on the	Building Current Planning	Standard	

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<b>DURING CONSTRUCTION</b>				
	Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Public Works		
<b>31.</b>	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
<b>32.</b>	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays.  Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
<b>33.</b>	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	
<b>34.</b>	Compliance with the following noise standards shall be required with at all times:	Building/ Current Planning	Standard	

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<b>DURING CONSTRUCTION</b>				
	<p>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;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
<b>35.</b>	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in	Building/ Public Works	Standard	.

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	<p>loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>			



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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
36.	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 December 23, 2021, at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
37.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.</p>	All	Standard	
38.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
39.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
40.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including:  a. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., b. Residential Development Park Dedication and In Lieu Parkland Fees as set forth in CCMC Section 15.06.300 et.seq., c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq.	All	Standard	

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<b>ON-GOING</b>				
41.	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 December 14, 2022, except as modified by these Conditions of Approval.	Current Planning	Standard	
42.	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	
43.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
44.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

EXHIBIT A  
 RESOLUTION NO. 2022-P022  
 Administrative Site Plan Review Modification, P2021-0306-ASPR/M  
 Related Case No.: P2018-0056-ASPR, -TTM  
 4051 and 4055 Jackson Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
<b>45.</b>	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
<b>46.</b>	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	

GLOSSARY OF ABBREVIATIONS

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

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

<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
<b>1.</b>	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
<b>2.</b>	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
<b>3.</b>	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
<b>4.</b>	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
<b>5.</b>	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
<b>6.</b>	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		
<b>7.</b>	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Building		
<b>8.</b>	Each dwelling unit shall be equipped with its own individual water meter.	Building		
<b>9.</b>	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		

**EXHIBIT B**  
**STANDARD CODE REQUIREMENTS**  
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<b>NO.</b>	<b>CODE REQUIREMENTS</b>	<b>Agency</b>	<b>Code Compliance Verification</b>	<b>Check if Applicable</b>
<b>10.</b>	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
<b>11.</b>	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
<b>12.</b>	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et.seq.	Building		
<b>13.</b>	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
<b>14.</b>	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		
<b>15.</b>	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq.,	City Attorney		

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

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	<p>relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:</p> <p>A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.</p> <p>B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.</p> <p>C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:</p> <ul style="list-style-type: none"> <li>i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit;</li> <li>ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City;</li> <li>iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and</li> <li>iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).</li> </ul> <p>Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.</p> <p>The foregoing is not an exclusive list of requirements, and the Project is subject to each, and every provision set forth in CCMC Subchapter 9.11.200, et seq.</p>			
16.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any	Public Works		

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

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.			
17.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
18.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
19.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
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