

1 RESOLUTION NO. 2020-P003

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW,  
4 P2019-0146-ASPR, AND TENTATIVE PARCEL MAP NO. 82947, P2019-0146-  
5 TPM, FOR THE CONSTRUCTION AND CREATION OF A FOUR (4) UNIT  
6 RESIDENTIAL CONDOMINIUM SUBDIVISION AT 4041 SAWTELLE  
BOULEVARD IN THE RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY  
(RMD) ZONE.

7 (Administrative Site Plan Review, P2019-0146-ASPR  
8 Tentative Parcel Map No. 82947, P2019-0146-TPM)

9  
10 WHEREAS, on June 10, 2019, Matthew D. Naering (the "Applicant" and the "Property  
11 Owner") filed an application for an Administrative Site Plan Review and Tentative Parcel Map,  
12 to construct a two-story, four (4) unit attached residential condominium development with  
13 subterranean parking (the "Project"). The Project site is legally described as Lot 32 or Tract  
14 No 13667, in the City of Culver City, County of Los Angeles, State of California; and,

15  
16 WHEREAS, in order to implement the proposed Project, approval of the following  
17 applications are required:

18 1. Administrative Site Plan Review, P2019-0146-ASPR, for the construction of the  
19 proposed two-story, four-unit dwelling structure with subterranean 10-car parking garage, to  
20 ensure the Project complies with all required standards and City ordinances and to establish  
21 all onsite and offsite conditions of approval necessary to address the site features and ensure  
22 compatibility of the proposed Project with the development on adjoining properties and in the  
23 surrounding neighborhood, and

24  
25 2. Tentative Parcel Map No. 82947, P2019-0146-TPM, for the creation of a four (4)  
26 airspace lot residential condominium subdivision, to ensure the subdivision complies with all  
27 required standards, City ordinances, and state law; and  
28  
29

1 WHEREAS, pursuant to CEQA Section 15303, Class 3 – Construction or Conversion of  
2 Small Structures, and Section 15315, Class 15 – Minor Land Division, the Project is  
3 Categorically Exempt; and

4 WHEREAS, on March 11, 2020, after conducting a duly noticed public hearing on the  
5 subject application, including full consideration of the applications, plans, staff report,  
6 environmental information and all testimony presented, the Planning Commission, (i) by a vote  
7 of \_\_\_ to \_\_\_, adopted a Categorical Exemption, in accordance with the California Environmental  
8 Quality Act (CEQA), finding the Project will not result in significant adverse environmental  
9 impacts; and (ii) by a vote of \_\_\_ to \_\_\_, conditionally approved Administrative Site Plan Review,  
10 P2019-0146-ASPR, and Tentative Parcel Map No. 82947, P2019-0146-TPM.  
11  
12

13  
14 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER  
15 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

18  
19 **Administrative Site Plan Review**

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

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

28 The general layout of the Project is consistent with the Residential Medium Density Multiple  
29 Family (RMD) zoning district. The building is located in conformance with the minimum  
required Zoning Code setbacks, and designed to provide vehicular access, as well as  
common pedestrian walkways to access the individual unit entries. The three (3) rear unit  
entries face the side of the property, and the front unit and general building layout and  
design is oriented to communicate with Sawtelle Boulevard, where the front yard setback

1 provides an open space area with landscaping in accordance with the requirements of the  
2 CCMC, thereby creating an enhanced streetscape. In conformance with the minimum  
3 requirements in the subject zone, the building is set back at least fifteen (15) feet from the  
4 front, five (5) feet from the sides, and ten (10) feet from the rear property lines. The  
5 maximum allowed building height in the RMD Zone is thirty (30) feet, with allowances of an  
6 additional five (5) feet for parapets and 13'-6" for select rooftop projections, while the  
7 average block height is seventeen (17) feet. The proposed Project is two (2) stories, with  
8 a maximum overall building height of 28 feet – 4 inches to the top of the building roof,  
9 inclusive of the stairwell projections which are eight (8) feet above the level of the roof  
10 decks, while the highest point at the deck guardrails is 23 feet – 10 inches. The proposed  
11 building incorporates slopes roofs to provide height variation and reduce visual mass, with  
12 the stairwell projections set back from the front of the building and various edges, so as to  
13 be compatible with the single story structures in the surrounding neighborhood and adjacent  
14 to the site. Each dwelling unit meets the minimum required livable area of 1,100 square  
15 feet for a three-bedroom unit. Open space is provided on the ground level, as well as on  
16 rooftop decks. The minimum one hundred (100) square foot Zoning Code requirement for  
17 private open space is met by the rooftop decks, which are approximately 300 square feet  
18 each, with the ground floor private open space areas providing an additional 60 to 100  
19 square feet. The structure location, setbacks, and street facing landscaping maximize the  
20 site's development potential while conforming to Zoning Code residential development  
21 standards and being sensitive to existing neighborhood conditions.

22 The Project provides a total of ten (10) off-street parking spaces, in compliance with the  
23 minimum Zoning Code required number of spaces for the proposed four (4) unit residential  
24 development, including one (1) required guest space. Vehicular access is oriented to occur  
25 from Sawtelle Boulevard by means of a ten (10) foot wide driveway located along the  
26 northerly edge of the site, and designed in compliance with zoning standards. Provision of  
27 this access point will not impact street parking or street trees since the proposed apron will  
28 replace one that already exists along the same side of the property. The driveway is  
29 designed to descend into the subterranean garage, where parking stalls are configured  
such that a left turn into the 25-foot wide drive aisle is required and then into the tandem  
parking set for each unit or the guest spaces on the opposite side. The area within the  
garage provides sufficient back-up clearance to maneuver in and out of the parking stalls  
and the site in a forward direction, via the proposed driveway. Pedestrian access to the site  
is provided by means of a paved walkway that will connect the public sidewalk to the entries  
of all the units and to the lift and stairway providing access to subterranean garage. All  
pedestrian walkways are proposed to be a minimum of four (4) 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. There are no other applicable  
design guidelines. The conditions of approval will further ensure all CCMC requirements  
are met.

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

6 The architectural design of the structure is characterized by a hybrid style, incorporating  
7 elements of traditional and modern architecture, such as flat and hip roofs, and the use of  
8 straight lines creating ninety (90) degree angles throughout. The two-story structure  
9 reaches a maximum of 28-feet and 4-inches in height to the highest projection, with 20'-4"  
10 to the roof decks, and 23-feet and ten-inches to the guardrails. The building is dressed in  
11 a smooth stucco finish on the exterior walls of all elevations with segments of brick tile and  
12 siding, as well as the use of metal trim throughout. The architectural design of the street  
13 facing façade is further enhanced by the provision of a vertically oriented metal framed pop-  
14 out, metal balcony railing, and a bright red entry door. The structure is designed to minimize  
15 the visual impact of the off-street parking facilities from the public right-of-way, by utilizing  
16 a ten (10) foot wide driveway and setting back the entry approximately fifty-four (54) feet  
17 from the front property line. The building height and massing is designed to minimize the  
18 visual scale of the development through the utilization of step backs, cantilevers and  
19 multiple wall segments. The use of black and dark grey metal trim accents provides  
20 additional visual relief throughout the building façades. The sloped stairwell enclosures  
21 create visual interest and reduce the appearance of a plain square mass. The stairwells  
22 provide access to rooftop decks which are bound by sloped parapet walls and set in further  
23 from the roof edge by landscape planters. Further, the proposed development is sensitive  
24 to the character and scale of surrounding residential development in the neighborhood, and  
25 to preserving the privacy of surrounding properties. Residential structures in the block vary  
26 from one to two stories in height. The mix of architectural styles in the neighborhood is  
27 dominated by traditional late 1940's to early 1950's residential architectural style and  
28 subdued colors, including the structures abutting the subject site. Similarly, the proposed  
29 color palette for the Project includes primarily white and grey tones. Roof design in the  
neighborhood includes primarily gable and hip, with some mansard, flat and shed style;  
exterior materials range from traditional wood siding to stucco. Overall, the design of the  
proposed Project is compatible with the architectural style and scale of the surrounding  
neighborhood and is consistent with the zoning standards of the RMD Zone. There are no  
other applicable design guidelines.

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

27 In compliance with the CCMC all front, side and rear yards not devoted to paved driveways,  
28 walkways or patios will be provided with landscape. The front yard will be landscaped a  
29 minimum of 75 percent, exclusive of the area necessary for vehicular access, and will  
comply with the minimum required 55% of landscape coverage for the front yard for multi-  
family developments per CCMC Section 17.400.105. Landscape will include a variation in

1 plant materials and colors to soften the building façade and enhance the street view  
2 aesthetics of the site. Two (2) trees are also proposed in the front yard area and will serve  
3 to provide visual relief and further break up the building massing. The primary pathway for  
4 unit entries will be along the southerly side yard setback area, which will also include a  
5 landscape strip; similarly, a landscape strip will border the ground level patios at the  
6 northerly side of the units. Landscaping along the side yards will also incorporate tall  
7 plantings in order to screen the walkway, entries, and patios from neighboring properties,  
8 thereby preserving privacy on both sites; small shrubs and two (2) trees will be provided in  
9 the rear setback. New landscaping will also include the provision of one (1) street tree on  
10 Sawtelle Boulevard per the City's Street Tree Master Plan. Complete landscape and  
11 irrigation plans indicating planting sizes, spacing and quantities shall be submitted for  
12 review and approval by all applicable divisions/departments prior to installation and final  
13 inspection to ensure this meets all Zoning Code requirements and provides a visual relief  
14 that also complements the building's colors and materials.

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

13 The proposed building complies with the minimum required setbacks and is below the  
14 maximum allowed height, so as to not impact the use, privacy, and enjoyment of  
15 neighboring residential properties. The Project is compatible with surrounding residential  
16 uses, which include both single and multi-family residential development in both single and  
17 two-story structures. The site provides adequate onsite vehicular and pedestrian access,  
18 circulation and parking in compliance with all zoning code requirements and will not produce  
19 any vehicular or pedestrian hazards. No off-site circulation hazards are presented by the  
20 proposed Project since access points are designed in the same manner as similar  
21 developments seen in the surrounding neighborhood.

19 The use and enjoyment of neighboring development is not negatively impacted or interfered  
20 with, as the building is designed in a manner that is sensitive to maintaining the privacy and  
21 character of the surrounding neighborhood. For example, the building is set back the  
22 required amount from the side property lines, and provides deeper setbacks at select  
23 segments, including unit entries and patio along the sides of the building. Side and rear  
24 perimeter fencing will be a 6-foot high CMU wall in order to maximize privacy for the abutting  
25 neighbors. Landscape planting will also be provided at select segments of the side  
26 setbacks in order to further buffer the properties and preserve privacy. The Project also  
27 considers the existing neighboring window locations along the side elevations, in order to  
28 minimize the incidence of new windows directly aligning with the adjacent. The conditions  
29 of approval and compliance with all CCMC requirements will ensure 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. Further, by providing additional housing in the neighborhood, the Project will  
serve the public interest and welfare.

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

5 The site is located in an existing urbanized neighborhood, and is currently developed with  
6 a single family dwelling and detached garage. Therefore, public facilities to the site currently  
7 exist. It is not anticipated that the proposed Project and resulting additional three (3) units  
8 will require new public facilities. If any upgrades to the existing facilities are required, these  
9 will be provided. Improvements to the abutting right-of-way, such as new curb and gutter  
10 and street repair, will be implemented per the conditions of approval. Further, the existing  
11 and proposed public service facilities necessary to accommodate the Project such as: the  
12 width and pavement of the adjoining streets, traffic control devices, sewers, storm drains,  
13 sidewalks, street lights, proposed street trees, fire protection devices, and public utilities are  
14 provided for adequately as confirmed by the City Departments that reviewed the Project  
15 during the interdepartmental review process.

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

18 The proposed construction of four (4) new attached residential dwelling units will provide  
19 three (3) net new residential dwelling units at the site, at a density consistent with the  
20 General Plan's Medium Density Multiple Family Land Use designation. The Project is also  
21 consistent with the goals of the General Plan, specifically, Objective 2 of the Land Use  
22 Element, which calls for the retention and creation of housing throughout the City and the  
23 encouragement of multiple-family housing opportunities within neighborhoods designated  
24 for this development type. Based on review of the preliminary development plans, the  
25 proposed residential development is not anticipated to result in any significant impacts on  
26 surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore, the  
27 addition of three (3) net units will count toward meeting the Regional Housing Needs  
28 Assessment (RHNA) allocation for Culver City, and will be consistent with Objective 2 of  
29 the Housing Element, which encourages opportunities for developing a variety of housing  
types while protecting the character and stability of existing neighborhoods. There is no  
applicable Specific Plan for this area.

30 **Tentative Parcel Map (No. 82947)**

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

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

35 The proposed division will not create multiple land parcels to be developed with various  
36 units separately, but rather will consist of an airspace subdivision to allow separate  
37 ownership opportunities of the dwelling units allowed on the parcel. Per CCMC Section  
38 17.210.020 (Table 2-4), the RMD Zone permits four (4) units to be developed on the subject  
39

1 property, based on the allowance of one (1) unit per 1,500 square feet of net lot area.  
2 Accordingly, the subdivision will not increase the number of units allowed on the site, or  
3 cause any physical changes and, therefore, is not expected to have any detrimental impacts  
4 to the public welfare or to property or improvements in the vicinity. The dwelling units will  
5 comply with all applicable provisions of the Zoning Code and is a permitted use in the RMD  
6 Zone.

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

11 The proposed airspace subdivision is in compliance with the policies and standards of the  
12 City. The Public Works Department has also reviewed the tentative parcel map and  
13 determined it will not be contrary to any adopted public improvement plans. There is no  
14 overlay or Specific Plan designated for this area, and there are no other known adopted  
15 plans with which the proposed subdivision may conflict.

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

18 The site is located within the RMD Zone, which allows for multi-family development. Per  
19 CCMC Section 17.210.020, the RMD Zone requires minimum lot dimensions of 50 feet in  
20 width and 100 feet in depth, and a minimum lot area of 5,000 square feet or the average  
21 area of residential lots in a 500-foot radius, whichever is greater. The CCMC further notes  
22 condominium projects may be subdivided with smaller parcel sizes for ownership purposes,  
23 provided the overall development site complies with the minimum lot size requirements of  
24 the Zoning Code. The Project site measures approximately 53 feet in width and 123 feet in  
25 depth for a total of 6,554 square feet, consistent with parcels on the subject block. The site  
26 is consistent with the typical parcel size in the surrounding area, which ranges between  
27 5,000 and 7,500 square feet, and will not be modified as a result of the proposed map. The  
28 Project does not propose a new land lot subdivision that would create new physical parcels  
29 or change the overall lot dimensions; thus, the Project site conforms to the provisions of the  
Zoning Code. In addition, review of the tentative parcel map by the Public Works  
Department has found the map in substantial conformance with the City's requirements.

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

The overall development site fronts Sawtelle Boulevard, which is the existing eighty (80)  
foot wide public right-of-way abutting the easterly (front) property line of the subject site,  
and which provides a fifty-five (55) foot wide vehicular roadway for access to the site and  
numerous properties along Sawtelle Boulevard. Vehicular access onto the site is provided  
by means of a proposed ten (10) foot wide shared driveway, which descends into the  
common parking area. The individual condominium airspace lots and corresponding  
dwelling units will be accessed by means of shared pedestrian walkways, and lift,  
connecting the public right-of-way and the parking garage to the individual unit entries. The  
site provides adequate onsite circulation and parking, in compliance with the Zoning Code,

1 and each proposed airspace lot will have access to an existing dedicated street approved  
2 by the City.

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

5 In accordance with standard requirements of the Public Works Department, the applicant is  
6 required to submit a Site Improvement/Drainage Plan which shall include detailed on-site  
7 drainage and grading of the site indicated by topographical lines and spot elevations. Said  
8 plan will be required to meet the requirements of this finding. Further, the proposed division  
9 is only of airspace and not of actual land parcels, and is designed such that this requirement  
10 is not impeded.

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

13 Located within an existing urbanized residential neighborhood, the proposed division is  
14 provided access by means of the existing eighty (80) foot wide public right-of-way, Sawtelle  
15 Boulevard. The proposed division involves a division of airspace and not changes to  
16 physical land lots. Following Public Works review of the tentative parcel map, it was found  
17 that there is no requirement to widen, extend, or open any of the surrounding streets or  
18 other rights-of-ways. Further, there were no items of potential interference identified  
19 between the proposed division and any known street or Master Plan highway.

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

22 The existing parcel is currently developed with a single-family dwelling and has easements  
23 located to provide various utilities to the site. The proposed condominium subdivision will  
24 not encroach into, or interfere with, these existing easements. Further, the site layout is  
25 designed such that the proposed airspace lots and associated dwelling units are located to  
26 allow access and open space whereby future required easements may be adequately  
27 placed if needed.  
28  
29

1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning  
2 Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption,  
3 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not  
4 result in significant adverse environmental impacts; and (ii) approves Administrative Site Plan  
5 Review, P2019-0146-ASPR, and Tentative Parcel Map No. 82947, P2019-0146-TPM, subject  
6 to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by  
7 this reference.  
8

9 APPROVED and ADOPTED this 11th day of March, 2020.  
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11

12 \_\_\_\_\_  
13 ANDREW REILMAN, CHAIRPERSON  
14 PLANNING COMMISSION  
15 CITY OF CULVER CITY, CALIFORNIA

16 Attested by:

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18 Susan Herbertson, Senior Planner  
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EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on the four (4) unit residential condominium development (the "Project"), for the property located at 4041 Sawtelle Boulevard (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.	Current 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.	Current 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 Current Planning Division prior to the expiration of the land use permit.	Current Planning	Standard	
5.	The tentative map shall expire three years after its approval by the Planning Commission.	Public Works	<b>Special</b>	
6.	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	Standard	
7.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property	Current Planning	Standard	

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 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	Development and Use Standards”.			
<b>8.</b>	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - “Landscaping”.	Current Planning	Standard	
<b>9.</b>	The perimeter landscape along the side property lines on the ground floor, and in the roof deck planters, shall include plantings with the capability to provide screening for preservation of privacy. A minimum of two (2) trees in the front yard and two (2) trees in the rear yard will be provided. The planting types shall be specified on the required landscape and irrigation plans, subject to approval of the Current Planning Manager.	Current Planning	<b>Special</b>	
<b>10.</b>	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - “Off-Street Parking and Loading”.	Current Planning	Standard	
<b>11.</b>	The residential parking shall be constructed with a minimum of five (5) Electrical Vehicle (EV) charging stations as shown on the plans.	Current Planning	<b>Special</b>	
<b>12.</b>	Secure bicycle parking shall be provided to accommodate a minimum of six (6) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows.  A. Two (2) short-term parking spaces, and B. Four (4) long-term parking spaces  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 visible to promote usage and enhance security.  Short-term spaces shall be provided on the project site, using one (1) City approved “Inverted - U” Bicycle Rack or equivalent design,	Public Works	<b>Special</b>	

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 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>and shall be provided within 50-ft walking distance of the main pedestrian entrance.</p> <p>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 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>Concurrent with the submittal of a Building Permit application for any work involving vehicle parking, the applicant shall provide detailed design and location information on the bicycle parking for the project to Christopher Evans, Culver City Public Works Department. The 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>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 bicycle parking layout is in compliance with these bicycle parking requirements.</p> <p>Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval by the City Engineer or 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</p>			

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 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>a traffic handling plan submitted for the same work zone.</p> <p>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>			
<b>13.</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	Standard	
<b>14.</b>	Each dwelling unit shall be equipped with a seismic shutoff valve at all gas connections.	Current Planning	<b>Special</b>	
<b>15.</b>	Each dwelling unit shall be equipped with its own individual water meter.	Current Planning	<b>Special</b>	
<b>16.</b>	All proposed equipment (i.e., gas meters, transformers, access ladders, fire standpipes, air conditioning units, vents, utility risers, downspouts, rain gutters, and similar equipment) shall be screened from public view in accordance with CCMC Section 17.300.035(C). The method of screening must be architecturally integrated with the building in terms of materials, color, shape and size.	Current Planning	<b>Special</b>	
<b>17.</b>	The project shall be developed pursuant to, and at all times be in compliance with, CCMC Section 17.400.105 – "Residential Uses – Multi-Family Residential Standards".	Current Planning	<b>Special</b>	
<b>18.</b>	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
<b>19.</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.	Public Works	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
<b>20.</b>	All existing driveway approaches which will no longer be necessary due to this project shall be removed and replaced with full height sidewalk, parkway, and curb and gutter.	Public Works	<b>Special</b>	
<b>21.</b>	All existing non-ADA compliant sidewalk shall be removed and replaced.	Public Works	<b>Special</b>	
<b>22.</b>	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	
<b>23.</b>	Existing parkway landscape shall be removed and replaced according to the City's Parkway Planting Guidelines. Off-site landscape plans shall be submitted to the Engineering Division for review and approval.	Public Works	<b>Special</b>	
<b>24.</b>	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works	Standard	
<b>25.</b>	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
<b>26.</b>	A trash enclosure shall be provided and shall be sized according to the project's trash demand per the final Trash/Recycling/Organic Management Plan (Waste Plan), with a	Public Works/ Fire/ Current	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
	<p>minimum inside dimension of 10 feet by 12 feet, a gated opening that is at least 10 feet wide, a minimum height clearance of 10 feet for the entire access path, and a 6-inch high by 6-inch wide concrete curb along the inside perimeter wall. The enclosure shall have at least a 6-inch thick concrete slab with floor drain(s) that connect directly to the proposed/existing sewer lateral for maintenance purposes. Proposed floor drain(s) and sewer line(s) shall be shown in the final Trash/Recycling Management Plan. 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.</p> <p>Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. Any revisions to the approved Waste Plan will require review by the Environmental Programs and Operations Division and approval by the Public Works Director.</p> <p>Project shall provide a staging area for trash bins during collection service along the property frontage., by providing a minimum 15 feet of street curb shall be painted red along the property frontage.</p>	Planning		
27.	All Project related solid and recyclable waste material handling, including construction and demolition, shall be in accordance with CCMC Section 5.01.010 – “Solid Waste Management”, which outlines the Environmental Programs and Operation Division’s exclusive franchise for this service.	Public Works	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
<b>28.</b>	Project shall provide adequate trash, recycling, and organics waste capacity and comply with Assembly Bills 939, 1826 and 341 waste diversion goals and all City requirements.	Public Works	<b>Special</b>	
<b>29.</b>	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	
<b>30.</b>	The Project shall provide:  A. Fire sprinklers per NFPA 13 in the parking area and NFPA 13 R in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).  B. A fire alarm system per NFPA 72 with central station monitoring and audible (min-horns) in each dwelling unit.  C. An address viewable from the public way.  D. A KNOX box with keys for all common doors and gates.  E. A KNOX key switch for electric gates and electric door strikes.  F. Smooth surface from street to units and parking area for use of Gurneys.	Fire	<b>Special</b>	
<b>31.</b>	The building shall be reinforced concrete construction including all walls and floors from the lower level garage foundation to the 1st floor of the residential units.	Building	<b>Special</b>	
<b>32.</b>	The vehicle gate will be designed to provide an emergency passage door.	Building	<b>Special</b>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
<b>33.</b>	Accessibility shall be provided to the front door of each unit.	Building	<b>Special</b>	
<b>34.</b>	Each residential unit shall be a minimum 1 hour rated, minimum STC 50 rated, to any other immediately adjacent residential unit.	Building	<b>Special</b>	
<b>35.</b>	Tempered or laminated glazing shall be specified at all hazardous locations.	Building	<b>Special</b>	
<b>36.</b>	All utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Current Planning/ Public Works	Standard	
<b>37.</b>	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., as well as with CalGreen, and provide a checklist on the plans.	Building	Standard/ <b>Special</b>	
<b>38.</b>	The Project shall comply with the all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq.	Building	Standard	
<b>39.</b>	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	
<b>40.</b>	Changes made to the project prior approvals in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project,” shall be deferred to the Planning Commission, subject to “modification or reconsideration of previously approved request: after issuance of building permit” fee of the full cost of current application fee.	Current Planning	<b>Special</b>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
41.	A covenant and agreement, on a form provided by the Current 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 Current Planning Division.	Current Planning/ City Attorney	Standard	
42.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected 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 acceptable to the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
43.	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 Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
44.	Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	<b>Special</b>	
45.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Current Planning/ Building	Standard	
46.	A Final 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	
47.	A Final 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	
48.	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 and qualifications of all proposed special inspectors. The Building Official reserves the right to reject any special inspector	Building	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
	<p>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.</p>			
<p><b>49.</b></p>	<p>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 Current Planning Manager for review and approval prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction 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</p>	<p>Current Planning/ Public Works</p>	<p>Standard</p>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
	<p>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.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p>			
50.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
51.	A detailed photo survey of the neighboring properties shall be prepared and submitted to the Building Safety Division prior to the start of any construction activities. Any type of damage to any adjacent property or any part of the City right of way will result in a general stop work order.	Building	<b>Special</b>	
52.	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 Current 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,	Building/ Current Planning	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
	rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.			
<b>53.</b>	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	
<b>54.</b>	A pre-construction coordination meeting shall be held prior to issuance of the building permit, and shall include the on-site field superintendent and City staff.	Building	<b>Special</b>	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
<b>55.</b>	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), superintendent, 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. The sign will also specify the allowed construction hours and the minimum safety gear mandatory for all staff onsite (i.e. long pants, a shirt with sleeves, closed toe shoes, hardhat, gloves and eye and ear protection as necessary).	Building/ Current Planning	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
56.	The Property shall be maintained daily so that it is free of trash and litter; any graffiti shall be immediately removed.	Building	Standard	
57.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
58.	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	
59.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
60.	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 Current Planning Manager.	Building/ Current Planning	Standard	
61.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around all sides of the site. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager.	Building/ Current Planning/ Public Works	Standard	
62.	Hours of construction shall be limited to the following: 8:00 AM to 7:00 PM Monday through Friday; 9:00 AM to 6:00 PM Saturday; and no construction shall be allowed on Sunday and National holidays.  Work in the public right-of-way shall be prohibited on the following days and locations.	Building/ Public Works	Standard/ <b>Special</b>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	<p>A. Those commercial streets identified as Primary and Secondary Arteries in the City's Circulation Element of the General Plan</p> <ul style="list-style-type: none"> <li>i. The week of Thanksgiving;</li> <li>ii. Seven (7) calendar days prior to and including Christmas day; and</li> <li>iii. The week between Christmas day and New Year's day.</li> </ul> <p>B. Those residential streets identified as Local Streets and Neighborhood Feeders in the City's Circulation Element of the General Plan</p> <ul style="list-style-type: none"> <li>i. The day before Thanksgiving and through the Thanksgiving weekend;</li> <li>ii. Christmas Eve, Christmas day, and the day after Christmas. If Christmas falls on a weekend, then work shall be prohibited on the Friday before Christmas and the Monday after Christmas; and</li> <li>iii. New Year's Eve and New Year's Day. If New Year's falls on a weekend, then work shall be prohibited on the Friday before New Year's.</li> </ul> <p>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.</p> <p>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. All construction activity or any activity making any sound shall stop and start within the allowed construction hours. All concrete pours including any set-up or staging activities, or any finishing activities, shall start and stop within the allowed construction hours. No radios or music on site.</p>			

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	The Culver City Building and Safety Division reserves the right to reduce the allowed construction hours.			
63.	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, and prior to, any construction staging occurring on adjacent property. The Culver City Building Safety Division reserves the right to adjust allowed construction staging areas during the course of the project.	Building/ Public Works	Standard	
64.	<p>Compliance with the following noise standards shall be required with at all times:</p> <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</p>	Building/ Current Planning	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	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.			
65.	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/ Current Planning	Standard	
66.	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	
67.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
68.	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	Building/ Public Works	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>DURING CONSTRUCTION</b>				
	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.			
<b>69.</b>	All trucks and construction-related vehicles driving to the job-site shall obtain Culver City haul route permits from the Culver City Public Works Department, Engineering Division.	Building/ Public Works	<b>Special</b>	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
<b>70.</b>	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 July 11, 2019 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	
<b>71.</b>	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.	Current Planning/ Parks	Standard	
<b>72.</b>	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	Cultural Affairs	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
	of a building permit.			
73.	The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work by the State of California, and shall conform to the conditionally approved tentative map approved by the Planning Commission.	Public Works	<b>Special</b>	
74.	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 Sawtelle Boulevard. 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	Public Works	<b>Special</b>	
75.	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. 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.	Public Works	<b>Special</b>	
76.	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. 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.	Public Works	<b>Special</b>	
77.	The applicant shall submit for review and/or approval by the Planning Manager and City	Public Works/	<b>Special</b>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
	<p>Engineer/City Attorney (if applicable), the declaration of covenants, conditions and restrictions (CC&amp;R's), the homeowners' association bylaws and, if applicable, the condominium plan (Condo Plan) (submitted to the City Attorney for approval). Additionally, the applicant shall record, concurrently with the recordation of the final map, the City approved CC&amp;R's and, if applicable, the Condo Plan. The CC&amp;R's shall include, but not be limited to, language that addresses the allocation of designated parking and other common access areas for each of the condominium dwelling units and building maintenance.</p>	Current Planning		
78.	<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. 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</p> <p>B. One set of as-built plans as described above in a digital format compatible with the City's computer system.</p>	All	Standard	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
79.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on March 11, 2020, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
80.	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	
81.	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	
82.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:  A. All dwelling units of a multi-unit residential	City Attorney	<b>Special</b>	

EXHIBIT A  
 RESOLUTION NO. 2020-P003  
 Case No. P2019-0146-ASPR, P2019-0146-TPM  
 4041 Sawtelle Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>ON-GOING</b>				
	<p>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>			

EXHIBIT A  
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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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83.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Current Planning/ Public Works	Standard	
84.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	