RESOLUTION NO. 2022-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, (1) ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15303, CLASS 3 AND CEQA GUIDELINES SECTION 15061(B)(3), THE COMMON SENSE EXEMPTION, FINDING THAT THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT, (2) APPROVING TENTATIVE PARCEL MAP NO. 83798, P2021-0304-TPM SUBJECT TO CONDITIONS OF APPROVAL; AND (3) RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN EXCEPTION TO CERTAIN SUBDIVISION REQUIREMENTS (CCMC SECTION 15.10.085) REGARDING LOT FRONTAGE; TO ALLOW THE CONSTRUCTION AND CREATION OF TWO DETACHED TOWNHOME STYLE RESIDENTIAL UNITS ON TWO LOTS AT 8902 HUBBARD STREET IN THE LOW DENSITY TWO FAMILY (R2) ZONE.

(TENTATIVE PARCEL MAP, P2021-0304-TPM)

WHEREAS on December 6, 2021, Hubbard Habitat, LLC (the "Applicant") filed an application for Tentative Parcel Map to construct a 2 story, 2-unit, townhome-style residential project by creating 2 detached townhome style dwelling units on 2 new lots within 1 existing residential lot at 8902 Hubbard Street (the "Project"). The Project site is legally described as Lot 87 of Tract No. 4161 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed project, approval of the following applications and other actions is required:

1. Tentative Parcel Map 83798, P2021-0304-TPM: To ensure the subdivision complies with all required standards, City ordinances and state law; to ensure lot sizes compatible with existing lot sizes in the immediate neighborhood; to provide necessary street dedication and improvements; and to prevent interference with the opening or extension of streets for emergency vehicular

access, proper traffic circulation, drainage, and the future development of adjacent properties, and

2. Subdivision Design Standard Exception: To ensure the project meets the criteria, set forth in Culver City Municipal Code (CCMC) Section 15.10.085 for approving an exception to certain subdivision requirements;

WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA Section 15303, Class 3 – New Construction of Small Structures and CEQA Guidelines Section 15061(b)(3), the common sense exemption;

WHEREAS on April 27, 2022, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of 3 to 0 , adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; (ii) by a vote of 3 to 0 , conditionally approved Tentative Parcel Map No.83798, P2021-0304-TPM (subject to City Council approval of an exception to certain required subdivision design standards), as set forth herein below; and (iii) by a vote of 3 to 0, recommended to the City Council approval, pursuant to CCMC Section 15.10.085, of an exception to a subdivision design standard requiring lot frontage along a dedicated public street or access to same via a certain sized "stem" of a "flag lot" (CCMC 15.10.700.C), as set forth herein below.

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

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

Tentative Parcel Map

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

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

Per Section 17.210.020 – Table 2-3, Residential District Development Standards (R1, R2, R3), the R2 Zone permits up to 2 units to be developed on the subject property. Accordingly, the subdivision component of the Project will not increase the number of units allowed on the site or cause any physical changes to the surrounding lots of similar zoning and density potential and, therefore, is not expected to have any detrimental impacts to the public welfare or to property or improvements in the vicinity. The dwelling units will comply with all applicable provisions of the Zoning Code and is permitted in the R2 Zone.

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

The proposed subdivision follows the policies and standards of the City including the City's General Plan. The Public Works Department has also reviewed the tentative parcel map and determined it will not be contrary to any adopted public improvement plans. There is no overlay or specific plan designated for this area, and the proposed subdivision will not conflict with other adopted plans.

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

The General Plan Land Use Element designates the site as Low Density Two Family, which corresponds to the R2 Zone, and per the Land Use Element is intended to provide additional low-density housing opportunities and protect the low-density character of existing neighborhoods. Per CCMC Section 17.210.020, the R2 Zone requires a minimum lot area of 5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater. This section further notes condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of the Zoning Code. The project site measures between 44 and 55 feet in width by 131 and 138 feet in depth for a total of 6,560 square feet, which is similar to other lots in the neighborhood. Within this standard lot, 2 smaller parcels will be created for 2 townhome style units, which is permitted as noted above. Thus, the project site conforms to the provisions of the Zoning Code. In addition, review of the tentative parcel

map by the Public Works Engineering Division has found the map to be in substantial conformance with City 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 proposed development has vehicular access by means of a driveway apron directly adjacent to Hubbard Street, which is an existing public right-of-way abutting the western (front) property line. The individual lots, corresponding dwelling units, and assigned parking areas within the site, will be accessed by means of a 10-foot-wide driveway on the south side of the property and easements for access purposes. The project Site provides adequate on-site circulation and parking, in compliance with the Zoning Code.

CCMC Section 17.10.700.C, requires that all lots front on a dedicated public street or have access to the same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed only when, in the opinion of the Planning Commission, there is no reasonable alternative. The Project site is only 44 feet wide fronting Hubbard Street and the Project's rear lot can only be accessed from said dedicated public street with a flag or stem. It is not reasonable or physically possible to require a 50-foot frontage for the rear lot nor a 10- to 15-foot-wide driveway for each unit. This lot, as discussed above, will have access via easements for common use driveway and pedestrian purposes. Further an exception to the minimum stem or flag width can reasonably be granted and is discussed below in the Subdivision Design Standard Exception finding.

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

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

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

The proposed subdivision is provided access by means of the existing public rights-of-way, Hubbard Street. Further, there were no items of potential interference identified between the proposed subdivision and any street or master plan highway.

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

The proposed subdivision will not encroach into or interfere with these existing easements. Further, the site layout is designed such that the proposed lots and associated dwelling units are located to allow access and open space whereby future required easements may be adequately placed.

Subdivision Design Standard Exception

As outlined in CCMC Section 15.10.085, the following findings for an exception to subdivision requirements are hereby made:

A. The conditions affecting the property warrant and require that an exception be made.

The Zoning Code requires a minimum lot area of 5,000 square feet, or the average area of residential lots within a 500-foot radius of a proposed subdivision, and further states that condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process. The overall project will maintain its current 6,560 square foot lot area. The overall 44-to-55-foot lot width will not change, and the overall 131-to-138-foot lot depth will not change. Through the subdivision processes, 2 small land lots for townhome style development will be created within the existing conforming lot.

CCMC Section 15.10.700 sets forth general design standards governing the approval of any subdivision map. Specifically, CCMC Section 15.10.700.C, requires that all lots front on a dedicated public street or have access to the same via a private street or the "stem" of a "flag lot". Flag lots shall be allowed only when, in the opinion of the Planning Commission, there is no reasonable alternative. The Project's rear lot, which does not front on a dedicated public street, cannot accommodate the City Subdivision standard minimum of a 15-foot stem lot per CCMC Section 15.10.700.C. The project is providing a 10-foot-wide driveway easement for both lots on which the dwellings will be located, similar to a standard condominium or townhome development. The Project is consistent in design and function with condominium and townhome developments. The key difference is that each resident will own the dwelling as well as the surrounding land as opposed to each resident owning the land around the dwellings in common. The 50-foot lot width does not allow for 2 independent driveways because the driveway would be 25 feet wide diminishing the ability to provide a viable living space.

For these reasons, the conditions affecting the property warrant and require that an exception be made to the requirement for public street frontage and the minimum stem size required for access to the public street via a flag lot.

B. The exception is not an exception to any requirement of the Subdivision Map Act.

The exception does not violate the Subdivision Map Act because a 10-foot-wide easement for common driveway purposes is provided assuring public right-of-way access for both lots within the development.

C. The exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

With the exception, all required subdivision findings can be made for the Project and all required vehicular, pedestrian, and utility/drainage easements will be made a part of the

final map assuring both lots have required access to public rights-of-way. The exception will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (1) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (2) approves Tentative Parcel Map No. 83798, P2021-0304-TPM subject to the conditions of approval set forth in Exhibit A and Exhibit B attached hereto and incorporated herein by this reference; and (3) recommends to the City Council approval of an exception to certain subdivision requirements (CCMC Section 15.10.085) regarding lot frontage.

APPROVED and ADOPTED this 27th day of April 2022.

Nancy Barba, Vice-Chair for
~~DANA AMY SAYLES - CHAIRPERSON~~
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK

EXHIBIT A
RESOLUTION NO. 2022-P005
Case No P2021-0304
8902 Hubbard Street

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.			
6.	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	
7.	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	
8.	Each dwelling unit shall be equipped with its own individual gas, water, and electrical meter.	Current Planning	Special	
9.	Covenants, Conditions, and Restrictions (CC&Rs) shall be required to ensure management and maintenance of common access and easement areas. Draft CC&Rs shall be submitted to the City Attorney for review.	Current Planning	Special	
10.	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights-of-way and City and utility main lines.	Current Planning	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
11.	The applicant shall provide a NFPA 13d fire sprinkler system per CCMC 9.02 and the 2016 California Fire Code Chapter 9.	Community Risk Reduction	Special	
12.	The applicant shall ensure that water meter and main line service to the building shall meet the minimum requirement of 1" to ensure the hydraulic calculations for the fire sprinkler system.	Community Risk Reduction	Special	
13.	The applicant shall install a fire sprinkler system in both new and existing portions of the building per CCMC 9.02.	Community Risk Reduction	Special	
14.	The applicant shall provide KNOX box with keys for all common doors and gates.	Community Risk Reduction	Special	
15.	The applicant shall provide addresses viewable and legible from the public way. Size and font shall meet Fire and Building Code requirements.	Community Risk Reduction	Special	
16.	The applicant shall provide a smoother surface from street to units and parking area for use of gurneys.	Community Risk Reduction	Special	
17.	The applicant shall provide an ALTA survey topographical map showing the existing structures on the lot and the lot lines. The map shall also show the existing street trees, parking meters, parking tees, pull boxes (if any), etc.	Public Works Engineering	Special	
18.	A tentative map, prepared by a State licensed surveyor or civil engineer, shall be submitted. The map shall not exceed 24-inches by 36-inches in dimension and be drawn to an appropriate engineering scale. Provide a digital copy of a current title report that contains links to the various encumbrance documents. Tentative Map shall satisfy Section 15.10.235 of the Municipal Code and shall show the following:	Public Works Engineering	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	• Tentative map number shall be shown at the top of the map in large font. Standard notes shall include but not be limited to the following: legal description of the property; site address; owner's name and address; developer's name and address; total area of property; existing and proposed zoning and land use; FEMA flood zone designation; and all serving utility companies; and the name and address of the company/person preparing the map. Approximate grading quantities shall also be listed on the map. • The required water main that will serve this site shall be shown on the map along with any required fire hydrants, backflow devices, and Fire Department connections. Show any fire lane required by the Fire Department on the tentative map, which will be dedicated as such on the final map • All abutting properties shall be identified with lot lines, map number, and recording information			
19.	All existing driveway approaches which will no longer be necessary due to this project shall be removed and replaced with full height sidewalk, parkway, and curb and gutter.	Public Works Engineering	Special	
20.	The site plan shall reflect the trash enclosure requirements of the Public Works Department's Environmental Programs and Operations Division.	Public Works Engineering	Special	
21.	The applicant shall remove and reconstruct existing sidewalk along the project frontage.	Public Works Engineering	Special	
22.	The applicant shall replace with full concrete panel pavement all utility cuts in concrete street paving.	Public Works Engineering	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
23.	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	
24.	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	
25.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & 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	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: a. A Pedestrian Protection 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 City Engineer. b. 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 reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations. F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. c. A Demolition Debris Recycling Plan 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.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	d. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. e. The CMP shall address implementation of the following measures during construction: i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. f. Foundation shoring and/or foundation piles. 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.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO GRADING / BUILDING PERMIT ISSUANCE			
26.	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	
27.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
28.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	
29.	The applicant is subject to the City Sewer Facility Charge and must be paid prior to building permit issuance.	Public Works	Special	
30.	The applicant shall landscape the parkway with drought tolerant plants according to the City's parkway planting guidelines. Off-site landscape plans to be submitted to Engineering Division for review and approval prior to Building Permit Issuance.	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
31.	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	
32.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
33.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
34.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	
35.	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 Current Planning Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
36.	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	
37.	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	
38.	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	
39.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
40.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts. 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-	Building/ Public Works	Standard	.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING 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.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
41.	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 **January 20, 2022** 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	
42.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.	All	Standard	
43.	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	
44.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
45.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees as set forth in CCMC Section 15.06.005 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. d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
46.	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 **April 27, 2022**, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
47.	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	
48.	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	
49.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
50.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
51.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
52.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	
53.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be incorporated herein by this reference as though fully set forth in these Conditions of Approval and shall be completed as specified therein.	Current Planning	Standard	

GLOSSARY OF ABBREVIATIONS

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

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

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

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

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.			
16.	The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following: A. All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units. B. Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited. C. Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking: i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit; ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City; iii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to violate any of the smoking laws while anywhere on the property; and iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).	City Attorney		

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

GLOSSARY OF ABBREVIATIONS

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