

1 RESOLUTION No. 2016-P014

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER  
3 CITY, CALIFORNIA, APPROVING ADMINISTRATIVE SITE PLAN REVIEW  
4 P2016-0120-ASPR, AND TENTATIVE PARCEL MAP NO. 74402 P2016-0120-  
5 TPM TO ALLOW THE CONSTRUCTION OF FOUR ATTACHED CONDOMINIUM  
6 UNITS AT 4034 LA SALLE AVENUE IN THE RESIDENTIAL MEDIUM DENSITY  
7 MULTIPLE FAMILY (RMD) ZONE.

8 (Administrative Site Plan Review, P2016-0120-ASPR;  
9 Tentative Parcel Map No.74402, P2016-0120-TPM)

10 WHEREAS, on July 6, 2016, 4034 La Salle Development, LLC ("Owner") and Cesar  
11 Aguirre ("Applicant"), filed an application for an Administrative Site Plan Review and Tentative  
12 Parcel Map to construct and create four attached condominium dwelling units on four new lots  
13 within one existing residential lot (the "Project"). The Project site is legally described as Lot 22,  
14 Block 11 of Tract No. 1775 in the City of Culver City, County of Los Angeles, State of California;  
15 and

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

- 18 1. Administrative Site Plan Review, P2016-0120-ASPR, for the construction of a  
19 proposed two-story, four-unit, multi-family residential Project, to ensure the Project complies  
20 with all required standards and City ordinances and to establish all onsite and offsite conditions  
21 of approval necessary to address the site features and ensure compatibility of the proposed  
22 Project with the development on adjoining properties and in the surrounding neighborhood; and  
23 2. Tentative Parcel Map, P2016-0120-TPM, for the creation of a four condominium  
24 airspace unit subdivision, to ensure the subdivision complies with all required standards, City  
25 ordinances and state law; and  
26  
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28  
29

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

4 WHEREAS, on September 28, 2016, after conducting a duly noticed public hearing on  
5 the subject application, including full consideration of the application, 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; (ii) by a vote of \_ to \_, conditionally approved Administrative Site Plan Review, P2016-  
10 0120-ASPR; and Tentative Parcel Map, P2016-0120-TPM;

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

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

18 **Administrative Site Plan Review**

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

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

27 The general layout of the Project is consistent with standards of development and intent of  
28 the Residential Medium Density Multiple Family (RMD) zoning district. The Project is  
29 proposing four units consistent with the density allowed in the RMD zone. The Project  
complies with all setback requirements, providing a 15-foot setback in the front yard on the  
first story and 17-foot setback on the second story, a 5-foot setback in the side yard, and a  
10-foot setback in the rear yard. The project is measured approximately 24 feet from grade

1 to top plate and 28 feet to the top of parapet/guardrail. This complies with the maximum  
2 height of 30 feet in the RMD zone. Two staircase enclosures provide access to private roof  
3 decks for each of the units. Staircase enclosures are permitted projections above the  
4 maximum height, and the height measured to the top of the staircase enclosures is 33 feet  
5 9 inches.

6 The Project meets the minimum required livable area of 1,100 square feet for a three-  
7 bedroom unit. Each of the units is provided approximately 350 to 450 square feet of roof  
8 deck and 200 square feet of private yard space to comply with minimum open space  
9 requirements of 100 square feet per unit.

10 The Project meets the parking requirement for a multi-family project by providing two  
11 enclosed parking spaces per unit, for a total of eight (8) private parking spaces, and one (1)  
12 additional guest space.

13 The Project will have adequate vehicular and pedestrian access and the configuration of  
14 the proposed onsite driveway, vehicle maneuvering areas, and pedestrian access are  
15 designed in accordance with all applicable CCMC standards. The driveway ramp providing  
16 vehicular access to the subterranean garage is located at the north corner of the site and  
17 utilizes the same driveway apron on the street. The ramp is minimized to 11 feet in width  
18 to minimize the driveway visibility on the street and to minimize the impact of wider curb  
19 cuts which would reduce street parking availability. The conditions of approval will further  
20 ensure all CCMC requirements are met.

21 The project is located in the Gateway Neighborhood Multi-Family Residential Design  
22 Guidelines area. As such, the project must meet the guidelines and be designed to be  
23 compatible with the existing neighborhood. The project reflects the development patterns  
24 and character of the neighborhood and the block, relative to prevailing lot size, building  
25 orientation, setbacks, height, yards, open space, and lot coverage. The project utilizes  
26 well-developed materials, massing, and detail that creates visual interest and contributes  
27 to overall architectural quality. Privacy and access to sunlight for adjacent residences  
28 remains protected. The existing parkway at the street is preserved, with minimum  
29 disruption to the street frontage. Landscaping is integrated within the project in private  
yards and roof decks to complement the building. Lighting is functionally placed and  
shielded to protect spillage into adjacent properties. Parking and parking access is  
designed to minimize visual impact and maximize open space.

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

29 The project is a contemporary design, but with references to more traditional forms of  
architecture in the front elevation. The front elevation is stepped back on the second story

and massing is split into two sections. Moreover, the roof form utilizes a gable pitch and metal seam roof to pay homage to traditional architectural forms. Entries are recessed in the front to provide additional articulation and shelter. On the side and rear elevations, the building uses different colors and massing to provide architectural relief and articulation. On all elevations, the first story wall is recessed by at least 6 inches from the second story. The second story is a light green yellow; first story is light grey. This separation of the second and first story, and the articulation of massing helps to give the building visual interest. Overall the project is consistent with the Zoning Code and the applicable Gateway Neighborhood Multi-Family Residential Design Guidelines.

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

As required by the CCMC, the applicant must landscape all front, side, and rear yards not devoted to paved driveways, walkways, or patios. Each of the two units in the front has a private front yard and landscaping. The front yards are enclosed with 4-foot high wrought iron fence designed to mimic the wood picket fences found on the block. The two rear units will each have a private landscaped rear yards. All landscaped areas will be required to comply with the City's requirements for drought tolerant landscaping. A row of shrubs are to be planted at the northern side yard near the rear property line, where the project team has identified a potential impact to privacy of the adjacent residence.

Improvements to the parkway, including landscaping with drought tolerant plants and irrigation pursuant to the City's parkway landscape standards.

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

In efforts to make sure that the project is compatible with the neighborhood, the project is designed with respect to the average and prevailing front yard setback, lot coverage, and height of data that is collected from block A of the Design Guidelines. Block A is comprised of nine properties on the northeast side of La Salle Avenue bounded by Culver Boulevard to the north and Braddock Drive to the south.

Throughout the different revisions that have been made to the project, the project team has made several advances toward making the project more compatible with the averages of

1 the block. The height of the overall structure was reduced several times by making small  
2 adjustments to the height of the top plate, the parapet, and height of the roof-top structure.  
3 The building front yard setback was also increased to minimize the scale of the building  
4 visible from the street. Furthermore, the project has addressed window alignment with  
5 adjacent buildings to identify potential impact to privacy and mitigate those impacts  
6 accordingly. Most privacy impacts on the first floor are mitigated by a 6-foot high fence or  
7 tall growing trees. Given the transitional nature of block A, which is composed of single-  
8 family and multi-family developments, it is found that the project in is consistent with the  
9 averages of the block and compatible with the neighborhood.

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

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

17 The site is located in an existing urbanized neighborhood, and is currently developed with  
18 a single family dwelling and attached garage. Therefore, public facilities to the site currently  
19 exist. It is not anticipated that the proposed Project and resulting additional three (3) units  
20 will require new public facilities. If any upgrades to the existing facilities are required, they  
21 will be provided. Improvements to the abutting right-of-way, such as new curb and gutter  
22 and street repaving, will be implemented per the conditions of approval. Further, the  
23 existing and proposed public service facilities necessary to accommodate the Project such  
24 as: the width and pavement of the adjoining streets, traffic control devices, sewers, storm  
25 drains, sidewalks, street lights, proposed street trees, fire protection devices, and public  
26 utilities adequately are provided for as confirmed by the City Departments that reviewed the  
27 Project during the interdepartmental review process.

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

30 The proposed construction of four (4) new attached residential dwellings will result in three  
31 (3) net new units at a density consistent with the General Plan's Medium Density Multiple  
32 Family Land Use designation. The Project is also consistent with the goals of the General  
33 Plan, specifically, Objective 2, which calls for the retention and creation of housing  
34 throughout the City and the encouragement of multiple-family housing opportunities within  
35 neighborhoods designated for this development type. Based on review of the Project plans,  
36 the proposed residential development is not anticipated to result in any significant impacts  
37 on surrounding uses or to be inconsistent with the goals of the General Plan. Furthermore,  
38 the addition of three (3) net units will count toward meeting the Regional Housing Needs  
39 Assessment (RHNA) allocation for Culver City and will be consistent with the goals and

objectives of the Housing Element specifically, Objective 2, which calls for opportunities for developing a variety of housing types while protecting the character and stability of existing Culver City neighborhoods. There is no applicable Specific Plan for this area.

### **Tentative Parcel Map**

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

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

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

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

The proposed subdivision is in compliance with 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 Medium Density Multiple Family, which corresponds to the RMD Zone, and per the Land Use Element is intended to allow multiple family dwellings, and encourage future developments of quality medium density housing on individual development parcels of up to 13,000 square feet. Per CCMC Section 17.210.020, the RMD 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 subject site is consistent with the typical parcel size in the surrounding area and

will not be modified as a result of the proposed map. Therefore, the proposed map is consistent with the applicable general plan, and there is no applicable specific plan.

**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 to the subterranean garage by means of an existing driveway apron directly on La Salle Avenue. The Project site provides adequate onsite circulation and parking, in compliance with the Zoning Code. La Salle Avenue is a 60-foot public right-of-way and identified as local street, as classified by the Circulation Element. La Salle Avenue acts as the bridge by which vehicles travel between private property to Braddock Drive, a 60-foot neighborhood feeder, and Culver Boulevard, a primary artery. Each lot in the proposed subdivision will have access to a dedicated street approved by the City.

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

Following review of the tentative parcel map by the Public Works Department, it has been conditioned that the applicant submit an On-site Improvement/Drainage Plan, which shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations, and Local Storm Water Pollution Prevention Plan. Said plan will be required to meet the requirements of this finding. The conditions of approval will ensure the proposed Project will be in conformance with this required finding prior to any final approval of the proposed division.

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

Located within an existing urbanized residential neighborhood, the proposed division is provided access by means of the existing public right-of-way, La Salle Avenue. Furthermore, there were no items of potential interference identified between the proposed subdivision and any street or Master Plan highway.

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

The existing parcel is currently developed with a single family dwelling and has easements located to provide various utilities to the site. The proposed subdivision will not encroach into or interfere with these existing easements. As required by the conditions of approval, a sewer easement will be recorded prior to final parcel map.

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,

1 in accordance with the California Environmental Quality Act (CEQA), finding the Project will not  
2 result in significant adverse environmental impacts; and (2) approves Administrative Site Plan  
3 Review, P2016-0120-ASPR and Tentative Parcel Map No. 74402, P2016-0120-TPM subject  
4 to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by  
5 this reference.  
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7 APPROVED and ADOPTED this 28<sup>th</sup> day of September, 2016.  
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11 \_\_\_\_\_  
12 DAVID VONCANNON, CHAIRPERSON  
13 PLANNING COMMISSION  
14 CITY OF CULVER CITY, CALIFORNIA  
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16 Attested by:  
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18 \_\_\_\_\_  
19 Yvonne Hunt  
20 Administrative Secretary  
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EXHIBIT A  
RESOLUTION NO. 2016-P014  
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4034 La Salle Avenue

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
<b>GENERAL</b>				
1.	These Conditions of Approval are being imposed on <b>the 4-unit condominium subdivision</b> (the "Project"), for the property located at <b>4034 La Salle Ave</b> (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Planning	Standard	
3.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with these Conditions of Approval.	Planning	Standard	
4.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire three (3) years from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Planning	Standard	
5.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Planning	Standard	
6.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Planning	Standard	

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<b>GENERAL</b>				
7.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Planning	Standard	
8.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Planning	Standard	
9.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Planning	Standard	
10.	All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.	All	Standard	
11.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer.	Public Works	Standard	
12.	<p>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.</p> <p>The northerly palm tree of the two existing palm trees in the parkway shall be removed due to poor health. Owner may replace the palm with another queen palm of 14 feet in height. Or if new street trees are to be planted, the species shall be Cinnamomum Camphora and be a minimum 36-in box in size.</p>	Public Works	Special	
13.	Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway	Public Works	Standard	

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<b>GENERAL</b>				
	pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").			
14.	At the sole cost and expense of the Property Owner, any broken or damaged curbs, gutters, sidewalks, and street pavement resulting from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards.	Public Works	Standard	
15.	All sidewalk adjacent to the project's frontage with La Salle Avenue shall be removed and reconstructed with a five foot wide sidewalk adjacent to the property line and three foot wide parkway	Public Works	Special	
16.	The existing common drive approach shall be removed and shall be reconstructed to provide sidewalk with ADA accessibility across the top of approach. The new drive approach shall be constructed with a 0' lip at the gutter. A thin distinctive decorative strip shall be placed in the drive approach to differentiate the access to each property.	Public Works	Special	
17.	The existing curb and gutter along the project's frontage with La Salle Avenue shall be removed and reconstructed	Public Works	Special	
18.	All utility poles, streetlight poles, and street trees shall not be closer than 5-feet to the "top of X" of any proposed driveway approach.	Public Works	Special	
19.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet x 12 feet, a gated opening that is at least 8 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6 inch thick concrete slab that drains at a one percent gradient out of the enclosure. Final approval for	Public Works/ Fire/ Planning	Standard	

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<b>GENERAL</b>				
	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. 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.			
<b>20.</b>	Two (2) sets of On-Site Improvement/Drainage Plan 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/Grading Plan shall include detailed drainage and grading of the site indicated by topographical lines and spot elevations, and indicate all proposed and existing utilities.	Public Works	Special	
<b>21.</b>	Concurrent with the submittal of the On-Site Improvement/Drainage Plan, a Local Storm Water Pollution Prevention Plan (LSWPPP) shall be submitted for review and approval by the City Engineer. The plan shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants for the construction site into the public R/W or storm drain system. The On-Site Improvement/Drainage Plan shall note the contractor shall comply with the "California Storm Water Best Management Practice Handbooks". Prior to the start of design of these plans it is recommended the applicant's civil engineer meet with the City's Stormwater Program manager to obtain information on the City specific LSWPPP requirements. The Site Improvement Plans shall not be accepted for review unless the LSWPPP is included in the submittal package, including the plan check fee	Public Works	Special	

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<b>GENERAL</b>				
	associated with the LSWPPP.			
<b>22.</b>	Two sets of Off-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 for all proposed improvements along the Public Right of Way. The Off-Site Improvement Plan shall include all proposed improvements off site, detailed off-site drainage systems, all existing utilities and their point of connections, and proposed sewer and storm drain lines (if any).	Public Works	Special	
<b>23.</b>	Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.	Public Works	Special	
<b>24.</b>	All concrete used in the public right-of way shall have a minimum strength of 3250 psi.	Public Works	Special	
<b>25.</b>	All power and other utilities that are needed to serve this project shall be underground. New above ground poles shall not be allowed.	Public Works	Special	
<b>26.</b>	Due to the anticipated utility cuts in La Salle Avenue, the applicant shall slurry seal the full width of La Salle Avenue along the project's frontage. This work shall be scheduled to be completed near the end of all construction.	Public Works	Special	
<b>27.</b>	Due to the close proximity of existing residential development to the project site, the hours of allowable construction activities, including grading and materials delivery or removal, may be limited. A schedule of construction activities shall be delineated in the required Construction Traffic Management Plan, wherein the Planning Manager and City Engineer shall approve the hours of construction and other activities that may be of a disruptive nature. The Construction Traffic Management Plan shall be approved	Public Works	Special	

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<b>GENERAL</b>				
	prior to the issuance of any permits.			
28.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owner for any construction staging occurring on adjacent property.	Public Works	Special	
29.	<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's Public Works Department for review and approval by the City Engineer and Planning Manager prior to the issuance of any project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed by the City's Fire and Police Departments. The Construction Traffic Management Plan shall contain but not be limited to the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/>The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</li> <li><input type="checkbox"/>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 Project Site, and maps showing access to and within the Project Site and to adjacent properties.</li> <li><input type="checkbox"/>Project schedule.</li> <li><input type="checkbox"/>A description of how each phase of construction will be accomplished. Such as,</li> </ul>	Public Works	Special	

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	<p>how many and what type of construction vehicles will be used in the demolition of the site? Where will they stage. How will concrete pours be accomplished? The description of the project phasing should include the major project impacts, i.e., demolition, excavation, concrete pours, material delivery and storage, etc.</p> <p><input type="checkbox"/>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><input type="checkbox"/>The location and travel routes of off-site staging and parking locations.</p>			
<b>30.</b>	Due to the increased number of units and bedrooms, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.	Public Works	Special	
<b>31.</b>	The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.	Public Works	Special	
<b>32.</b>	During construction, dust shall be controlled by regular watering and as directed by the Public Works Department City inspector.	Public Works	Special	
<b>33.</b>	All staging and storage of construction equipment and materials, including the construction dumpster and storage containers shall be on-site only. The applicant shall obtain prior written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building	Special	
<b>34.</b>	The applicant shall determine the accurate location of the existing sewer main at the rear of the project site and determine the impacts, if any, that the proposed building and/or perimeter wall may have on the structural integrity of the pipe. The applicant's geotechnical engineer shall submit calculations and recommendations for the adequate protection of the sewer main to	Public Works	Special	



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<b>GENERAL</b>				
	the satisfaction of the City Engineer.			
35.	A copy of the Local SWPPP, inspection logs, and training records shall be kept on site and available for inspection at all times during construction.	Public Works	Special	
36.	This tentative map shall expire three years after City Council approval of said map or after any additional time provided by the State legislature.	Public Works	Special	
37.	The final map shall be prepared by a civil engineer or surveyor licensed in the State of California.	Public Works	Special	
38.	The final map shall be submitted to the Los Angeles County Department of Public Works for review and to certify that the map is technically correct. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review along with the required Culver City fees.	Public Works	Special	
39.	The final map shall comply with all requirements of the State of California Subdivision Map Act, as most recently amended.	Public Works	Special	
40.	The applicant shall dedicate to the City of Culver City a ten foot wide easement for sewer line purposes along the rear of the property. The easement may be of a lesser width, if approved by the City Engineer.	Public Works	Special	
41.	All required boundary monuments shall be installed prior to the recording of the final map. At a minimum, a spike and washer shall be set at the intersection of the prolongation of the project's northerly property line with the centerline of La Salle Avenue. Each monument shall be tied to at least four (4) points, with lead and tags, and centerline tie notes shall be filed with the Engineering Division.	Public Works	Special	
42.	The final map shall be recorded prior to the issuance of a Certificate of Occupancy.	Public Works	Special	
43.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste	Public Works	Standard	



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<b>GENERAL</b>				
	Management”, which outlines the Sanitation Division’s exclusive franchise for this service.			
44.	Project shall provide adequate trash and recycling capacity and shall comply with Assembly Bill 939, 1826, and 341 waste diversion goals.	Public Works	Special	
45.	The Project shall meet all provisions of CCMC Section 7.05.015 -”Transportation Demand and Trip Reduction Measures”.	Trans.	Standard	
46.	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	
47.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Building/ Planning	Standard	
48.	The Project shall comply with all applicable requirement of the Culver City Green Building Program as set forth in CCMC Section 15.02.1100, et.seq.	Building	Standard	
49.	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	
50.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – “Changes to an Approved Project”.	Planning	Standard	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
51.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
52.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.	City Attorney	Standard	
53.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ Parks & Rec.	Standard	
54.	Payment of New Development Impact Fees pursuant to CCMC Section 15.06.005 et. seq. shall be submitted.	Planning/ Building	Standard	

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<b>PRIOR TO BUILDING PERMIT ISSUANCE</b>				
55.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
56.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
57.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	
58.	All treads, risers, handrails, etc. for any common area stairway shall be 100% non-combustible construction. The entry courtyard shall be 1 hr. rated. The parking area shall be 1 hr. rated to all other spaces. Each garage shall be 1 hr. rated to each unit living area. Each residential unit shall be 1 hr. rated to each other unit. Trash	Building	Special	

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	rooms or service rooms shall be 1 hr. rated to all other areas.			
59.	Any sidewalk closing shall gain approval of the Culver City Engineering Division. No projects over the right of way will be permitted without Culver City Engineering Division approval.	Public Works	Special	
60.	<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 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 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 and to adjacent properties.</p> <p>C. Procedures for the training and certification</p>	Planning/ Public Works	Standard	

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	<p>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>			
61.	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	
62.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
63.	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,	Building	Standard	

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	foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).			

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<b>DURING CONSTRUCTION</b>				
64.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Building/ Planning	Standard	
65.	The Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
66.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building	Standard	
67.	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	
68.	During all phases of construction, best efforts shall be used to ensure that all construction workers, contractors and others involved with the Project park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building	Standard	
69.	When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall use noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Planning Manager.	Building/ Planning	Standard	

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<b>DURING CONSTRUCTION</b>				
<b>70.</b>	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
<b>71.</b>	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
<b>72.</b>	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
<b>73.</b>	Compliance with the following noise standards shall be required with at all times:  A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;  B. All construction equipment shall be properly maintained to minimize noise emissions;  C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property	Building/ Planning	Standard	



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	<p>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 Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
74.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
75.	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	
76.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks	Building	Standard	

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	as determined by the Building Official and discontinued during second-stage smog alerts.			
<b>77.</b>	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ Public Works	Standard	
<b>78.</b>	The overall construction permit application drawings shall indicate any construction staging areas proposed. The Culver City Engineering Division will require a separate permit for the temporary use of any City right-of-way. Permission to use any portion of the City right-of-way may be revoked and/or required to be modified at any time at the direction of City staff	Public Works	Special	
<b>79.</b>	Provide fire sprinklers per CA Fire and Building Code for new structures, meet minimum requirements of NFPA 13compliant fire sprinkler system throughout the parking area and in the dwelling units. Contact CCFD for location of the double detector check assembly (DDCA) and the Fire Department Connection (FDC).	Fire	Special	
<b>80.</b>	Provide a 2013 CA Fire Code required and NFPA 72 compliant fire alarm system to monitor fire sprinklers and fire department dispatch with audibles (min-horns) in each dwelling unit.	Fire	Special	
<b>81.</b>	Provide an address viewable from the public way.	Fire	Special	
<b>82.</b>	Provide a KNOX box with keys for all common	Fire	Special	

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DURING CONSTRUCTION				
	doors and gates.			
83.	Provide a KNOX key switch for electric gates and electric door strikes.	Fire	Special	
84.	Provide smooth surface from street to units and parking area for use of Gurneys.	Fire	Special	

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<b>PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION</b>				
85.	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 <b>July 28, 2016</b> 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	
86.	All requirements of the City's Residential Development Park Dedication and In Lieu Parkland Fees, as set forth in CCMC Section 15.06.300, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the in-lieu parkland fee, the same shall be paid prior to the issuance of a building permit.	Planning/ Parks	Standard	
87.	<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, 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</p>	All	Standard	

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	City's computer system.			

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<b>ON-GOING</b>				
88.	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 <b>September 28, 2016</b> , excepted as modified by these Conditions of Approval.	Planning	Standard	
89.	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	
90.	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	
91.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	

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<b>ON-GOING</b>				
92.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	